

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a Regular Meeting of the *Historic Preservation Commission* of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, December 8, 2016, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, December 8, 2016
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. November 10, 2016 Regular Meeting
- IV. **Scheduled Business**
 - A. **Certificate of Appropriateness**
 - 266 Vine Avenue
 - 200 Vine Avenue
- V. **Discussion Items**
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Resolutions and Recognition of Outgoing Commissioners
 - B. Next meeting scheduled for January 12, 2017
- VIII. **Adjournment**

1 **MINUTES OF A SPECIAL MEETING/PUBLIC NOTICE OF**
2 **HISTORIC PRESERVATION COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

5
6 **MEETING DATE:** Thursday, November 10, 2016
7

8 **MEETING LOCATION:** Pre-Session Conference Room, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:31 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.
12

13 **ROLL CALL**

14 **Commissioners Present:** Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
15 Salamasick
16

17 **Ex-Officio Member Present:** Axelrod
18

19 **Park District Liaison Present:** Mike Evans
20

21 **Library Liaison Absent:** Julia Johnas
22

23 **Councilman Present:** Blumberg
24

25 **Student Council Present:** Burroughs
26

27 Staff declared that a quorum was present.
28

29 **Staff Present:** Cross, Jahan
30

31 **Also Present:** Corporation Counsel Hart Passman
32 Cerabona
33

34 **APPROVAL OF MINUTES**
35

- 36 1. Commissioner Temkin moved to approve the October 13, 2016, regular meeting minutes with the correction of
37 Applicant Chris Enck's address; Planner Jahan will review same. Commissioner Fradin seconded the motion.
38

39 On a roll call vote

40 **Voting Yea:** Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
41 Salamasick
42

42 **Voting Nay:** None
43

44 Chairwoman Thomas declared that the motion passed unanimously.
45

- 46 2. Commissioner Temkin moved to approve the October 25, 2016, special meeting minutes as presented.
47 Commissioner Fradin seconded the motion.
48

49 On a roll call vote

50 **Voting Yea:** Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
51 Salamasick
52

52 **Voting Nay:** None
53

54 Chairwoman Thomas declared that the motion passed unanimously.

1
2 **SCHEDULED BUSINESS**
3

4 1. Determination of Significance
5

6 New Business
7

- 8 • 824 Moseley Road
9

10 Planner Jahan reviewed this house:

- 11 • Built in 1957
12 • Split Level style
13 • Architect is A.J. Del Bianco; designed 8 homes in Green Bay corridor area
14 • Photos were shown (white chimney, attached garage)
15 • Materials include brick
16 • Landmark standards were referenced
17

18 Commissioner Fradin moved that the house does not meet any landmark criteria. Commissioner Reinstein seconded
19 the motion.
20

21 On a roll call vote

22 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
23 Salamasick

24 Voting Nay: None
25

26 Chairwoman Thomas declared that the motion passed unanimously.
27

- 28 • 1630 Ravine Lane
29

30 Commissioner Becker recused herself at 7:37 p.m. as her firm is involved in this petition.
31

32 Planner Jahan reviewed the house:

- 33 • Built in 1939; repair on the garage occurred in 1961
34 • Colonial Revival style
35 • Architect is unknown
36 • Photos were shown
37 • Materials include brick
38 • C - Contributing rating
39

40 Petitioner advised the side yard is not visible from the front.
41

42 Commissioner Fradin moved that the house does not meet any landmark criteria. Commissioner Salamasick
43 seconded the motion.
44

45 On a roll call vote

46 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
47 Salamasick

48 Voting Nay: None
49

50 Chairwoman Thomas declared that the motion passed unanimously.
51

52 Commissioner Becker returned to the meeting at 7:41 p.m.
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- 788 Kimball Road

Planner Jahan reviewed the house:

- Built in 1953
- Ranch style
- Contributing status
- Architect is Ekstrand, Shad & West
- Elevations were shown; side-loaded garage
- Materials include brick and siding
- C - Contributing rating
- Landmark standards were referenced

Petitioner advised there was a new addition (1,858 sq. ft.) to the house (sometime between 1980 and 2016). Commissioner Becker described the addition.

Councilman Blumberg arrived at 7:45 p.m.

Commissioner Becker moved that the house does not meet any landmark criteria. Commission Reinstein seconded the motion.

On a roll call vote

Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes, Salamasick

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

- 1963 Berkeley Road-Withdrawn

It was noted this petition was withdrawn.

- 1946 Spruce Avenue

Planner Jahan reviewed this house:

- Built in 1955; alteration in 1961
- Modern Ranch style
- Architect is Nils A. Hofverberg
- Elevations were shown (attached garage, basement)
- Materials include aluminum siding

Commissioner Fradin moved that the house does not meet any landmark criteria. Commissioner Illes seconded the motion.

On a roll call vote

Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes, Salamasick

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

- 705 Ridge Road

1
2 Planner Jahan reviewed this house:

- 3 • Built in 1956; two additions occurred in 1958 (attached garage) and 1961 (major addition)
- 4 • Ranch style
- 5 • Architect is unknown
- 6 • Elevations were shown
- 7 • Materials include brick and wood siding
- 8 • Landmark standards were referenced

9
10 Commissioner Becker moved that the house does not meet any landmark criteria. Commissioner Reinstein seconded
11 the motion.

12
13 On a roll call vote

14 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
15 Salamasick

16 Voting Nay: None

17
18 Chairwoman Thomas declared that the motion passed unanimously.

- 19
20 • 822 Virginia Road

21
22 Planner Jahan reviewed this house:

- 23 • Built in 1958; detached garage added in 1982
- 24 • Ranch style
- 25 • Architect is Peter J. Nitto; designed 6 homes in Highland Park
- 26 • Materials include brick, glass, siding (garage)
- 27 • NC – Non-Contributing status

28
29 Commissioner Temkin moved that the house does not meet any landmark criteria. Commissioner Fradin
30 seconded the motion.

31
32 On a roll call vote

33 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
34 Salamasick

35 Voting Nay: None

36
37 Chairwoman Thomas declared that the motion passed unanimously.

38
39 2. Consideration of Findings of Fact to Recommend Landmark Designation of Structure at 1570 Hawthorne Lane

40
41 Planner Jahan referenced Case 16-07-HPC, advised of the review process, public hearing, and Findings of Fact.

42
43 Corporation Counsel Hart Passman arrived at 7:59 p.m.

44
45 Planner Jahan provided an overview:

- 46 • Built c. 1922
- 47 • Architect is John Van Bergen
- 48 • Previous Considerations on December 10, 2015 & July 14, 2016 were referenced. A Resolution was
- 49 Adopted on August 11, 2016, a Public Hearing occurred on October 25, 2016, & the Recommendation
- 50 was provided.

51
52 Senior Planner Cross advised tonight's meeting will approve the Findings of Fact. He noted public input is
53 acceptable. Corporation Counsel Hart Passman advised the Findings be adopted in writing in 30 days, etc.

1 Commissioner Fradin suggested a revision for Finding #6. Senior Planner Cross referenced two exhibits (letters
2 dated November 8, 2016 & November 9, 2016). Councilman Blumberg asked if the revisions include *integrity*.
3 Commissioner Fradin stated he believed there would have to be Findings of *integrity*. Councilman Blumberg
4 stated the HPC need not designate *integrity*; City Council may determine *integrity*. Corporation Counsel Hart
5 Passman noted three of the nine criteria must be found and one of the criteria must be #s 2 or 5; it is up to the
6 HPC to make those findings. Commissioner Fradin recommends including these amendments (in Finding #6 &
7 the Code, respectively):

- 8
9 a. *The Commission recognizes that, over the years, several modifications were made to the Structure, some of*
10 *which are not entirely consistent with Van Bergen's style specifically or with the Prairie style generally.*
11 *However, the Commission finds that those modifications do not detract from the architectural, visual, or*
12 *aesthetic significance or the value of the Structure as a whole.*
13 b. *In addition to the findings set forth above, the Commission finds that the Structure has sufficient integrity of*
14 *location, design, materials, and workmanship to make it worthy of preservation or rehabilitation,*
15 *notwithstanding any modifications made to the Structure since it was originally constructed.*

16
17 Councilman Blumberg asked what the basis is. Commissioner Fradin stated the record, the condition, etc.
18 Councilman Blumberg advised he wants to be clear. Commissioner Salamasick reminded, from Mr. Enck, there
19 is sufficient integrity.

20
21 Petitioners representing the owner are Harvey Barnett & Mitch Makin, Attorneys with Sperling & Slater, 55 W.
22 Monroe, Suite 3200, Chicago, IL. Mr. Barnett advised their finding is different, which would have to be made
23 preliminarily. He noted a response was submitted to Commissioner Salamasick's concern; they appreciate the
24 question. Also an email was given on a 3-1 vote which was not a majority. Mr. Barnett referenced the
25 November 8, 2016, letter and suggested the three Commissioners review this matter this evening. He noted the
26 absent members could have participated by phone; at the end of the hearing, it could have been continued. Since
27 the HPC concluded the hearing, there cannot be any further testimony (per code). Mr. Barnett continued that
28 due to these Commissioners not being present at the hearing and not hearing testimony, there is a violation for
29 them to vote (per the Open Meetings Act). He reminded his clients are protected by the Constitution and due
30 process. He believes these three Commissioners should abstain from voting.

31
32 Corporation Counsel Hart Passman stated he does not believe there is a legal barrier for these Commissioners
33 to vote. He stated the Open Meetings Act does not require all Commissioners be present. Commissioner Fradin
34 advised there have been many times Commissioners have not been present for testimony, and at a subsequent
35 meeting, those Commissioners were able to vote (these were not public meetings).

36
37 Chairwoman Thomas asked if there are any comments from the audience. Mr. Barnett stated he objects to this.
38 Audience member, John Eifler, came forward and stated the building does have integrity.

39
40 Commissioner Temkin moved to Adopt the Findings of Fact (as amended) at 1570 Hawthorne Lane and
41 recommends the structure be landmarked. Chairwoman Thomas seconded the motion. The two amendments were
42 read by Corporation Counsel Hart Passman.

43
44 On a roll call vote

45 Voting Yea: Chairwoman Thomas, Commissioners Becker, Temkin, Fradin, Illes, Salamasick
46 Voting Nay: None
47 Abstain: Commissioner Reinstein

48
49 Chairwoman Thomas declared that the motion passed 6-1, and this item will be on the agenda at the next City
50 Council meeting on December 12, 2016.

51 52 **DISCUSSION ITEMS**

53 Senior Planner Cross advised there has only been one applicant for the 2016 Preservation Awards Program;
54 therefore, he and Planner Jahan elected to cancel this program for 2016.

1 **BUSINESS FROM THE PUBLIC**

2 There was no Business from the Public.

3
4 **OTHER BUSINESS**

5
6 **1. Photography Book**

7
8 Commissioner Reinstein addressed the possibility of a survey of historic homes. He shared that the
9 photography staff at Highland Park High School is interested in being involved. Senior Planner Cross
10 suggested producing a list of the homes, and reach out to the owners. Planner Jahan stated she will provide
11 the master list. Commissioner Becker suggested adding modern homes.

12
13 **2. A Home's Significance**

14
15 Chairwoman Thomas stated there are petitioners who intend to purchase a home that they believe is a
16 teardown, and then they learn at the HPC that the home is significant. She asked if there is a way the
17 significance of a home can be shared with the potential buyer. Commissioner Temkin stated other
18 communities (Lake Forest for example) identify this. Commissioner Reinstein agrees this is educational. It
19 was stated realtors should be informing their clients. Commissioner Fradin suggested when a house is sold,
20 a disclosure be added that this home may be significant, etc. Audience member, Mary Seyfarth, agreed
21 there is no disclosure by realtors. She believes there ought to be a law (with a checklist) that may not be
22 followed. She noted this is the same concern from 16 years ago.

23
24 Councilman Blumberg stated realtors are governed by the State not local entities. He advised this needs to
25 be reviewed for possible regulation.

26
27 Commissioner Salamasick stated Aurora has this in place. She believes this can put the City at risk.
28 Councilman Blumberg stated the resident's reaction will not change based on City legislation.

29
30 Chairwoman Thomas indicated this would inform the potential buyer before the home is purchased.
31 Councilman Blumberg stated this could dissuade buyers to purchase homes which could impair home sales
32 when this is already impacted. When applying for a permit, residents must come before the HPC. He stated
33 this is a complicated issue and a difficult balance.

34
35 Commissioner Fradin indicated if the City Council's views are different than the ordinance, then the
36 ordinance should be changed. Councilman Blumberg stated HPC is supported by the City Council. He
37 noted the codes are common to other city codes.

38
39 It was stated the nine criteria allude to a known architect's work. Some are obvious, some are not.
40 Commissioner Temkin stated it could be visually recognizable or identified through documentation.

41
42 Councilman Blumberg reiterated should the HPC make an involuntary landmarking, the City Council must
43 identify integrity. He noted the earlier step required the HPC to find three criteria (with one being #2 or #5)
44 to get to a Public Hearing.

45
46 Commissioner Temkin asked Corporation Counsel Hart Passman if other communities have similar issues.
47 He replied some municipalities do not have ordinances; he would have to conduct research to provide an
48 accurate response. Commissioner Temkin stated landmarking is not allowable without consent (in other
49 communities). Differences about Lake Forest were discussed.

50
51 **3. Next meeting is scheduled for December 8, 2016.**

1 **ADJOURNMENT**

2 Commissioner Temkin moved to adjourn the meeting at 9:03 p.m. Commissioner Illes seconded the motion.

3
4 On a roll call vote

5 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Illes,
6 Salamasick

7 Voting Nay: None

8
9 Chairwoman Thomas declared that the motion passed unanimously.

10
11 Respectfully Submitted,

12
13
14
15
16 Gale Cerabona
17 Minute Taker

18
19
20 MINUTES OF OCTOBER 13, 2016, WERE APPROVED WITH CORRECTIONS; MINUTES OF OCTOBER 25,
21 2016, WERE APPROVED WITHOUT CORRECTIONS

DRAFT

266 Vine Avenue

Application for a Certificate of Appropriateness

TO:	Historic Preservation Commission
DATE:	December 8, 2016
FROM:	Nusrat Jahan, Planner
SUBJECT:	Roof, Gutters and Downspouts Replacement at 266 Vine Avenue

PETITIONERS / OWNERS:

Thomas Adams & Sons/Cedar Roofing Company, LLC on behalf of Robert Moss
266 Vine Avenue
Highland Park, IL 60035

PROPERTY

LOCATION:
266 Vine Avenue

STRUCTURE

Style: Tudor Revival
Architect: Fredrick Hodgdon
Built:1934

HISTORIC STATUS:

Contributing structure in the 1999
Vine/Linden/Maple Historic District

PROJECT ARCHITECT:

Judy Adams
Thomas Adams & Sons Roofing Company, LLC
738 Glen Way,
Gurnee, IL 60031

PROPERTY SUMMARY

The house at 266 Vine is one of 27 structures within the Vine/Linden/Maple Local Historic District. The property owner, Robert Moss, consented to the landmark district designation in 1999 and still owns the property today. The records indicate in July 2013 a Certificate of Appropriateness was sought for the house for exterior improvements to the patio on the south elevation of the house, which is included in the attachment.

Architectural surveys list the house is a Tudor Revival-style structure and provide a detailed description of the style, which is included in the attachments to this memorandum. A staff report from 2013 described the landmark regulated structure as follows: *“Some of the most characteristic traits include an irregular building footprint, half-timbered and stucco exteriors, prominent chimneys, and steeply pitched gable roofs.”*

Architect Frederick Hodgdon

266 Vine Avenue was designed by Frederick Hodgdon. The 2006 Bob-o-Link area architectural survey contains the following biographical write-up on him and his work:

“Frederick M. Hodgdon (1894-1971) was the son of noted Chicago architect William Hodgdon. The elder Hodgdon and his firm Coolidge & Hodgdon were known for their designs of the Art Institute, Temple Shalom, and the medical school and hospital at the University of Chicago. Frederick Hodgdon was a member of Coolidge & Hodgdon until 1929, when he formed a partnership with Frederick Stanton. Their offices were located at 307 North Michigan Avenue. In addition to serving as a judge for the 1927 Tribune Tower competition, Hodgdon was the designer of the Michigan Shore Club and, in 1929, he submitted the winning design in the contest for the Highland Park City Hall. In 1934, he opened a branch office of his architectural firm at 250 East Main Street in Barrington, Illinois. Hodgdon lived in Highland Park with his wife and two sons.”

Staff research in 2008 about the architect Hodgdon provides the following additional information:

Hodgdon designed a variety of buildings, from expansive, twenty-five room mansions on Chicago's North Shore to commercial storefronts for grocer A&P. Shortly after the National Housing Act of 1934 opened up the suburban frontier with FHA-supported mortgages, Hodgdon opened an office in northwest suburban Barrington, Illinois. For the rest of his career Hodgdon would partner with developers and builders on exclusive suburban estates and golf course retreats. He designed the Highland Park City Hall in 1929. Hodgdon moved to California in the 1940s, settling in the Los Angeles area. He died in 1972 at age 78.

SUMMARY OF IMPROVEMENTS

The owner of 266 Vine Avenue is proposing to replace the existing slate roof, which is approximately 109 years old. The slate roof has reached the end of its useful life, as it is in a deteriorated condition and leaks into the structure. The application materials include photographs of the existing conditions (**Page L.2**).

The application includes a narrative describing the materials proposed for the replacement roof and specifications. The owner is proposing to replace the existing slate roof with a new slate roof that match the color of the existing roof to the greatest extent possible. The project also includes replacement of the all existing copper gutters and downspouts with new copper half-round gutters and downspouts. The design proposal also indicates that the owner is proposing to restore three dormers roofs with copper roof at the back of the house

As an alteration on a property within a local historic district, the improvements are considered a "Regulated Activity" and will require a Certificate of Appropriateness from the Historic Preservation Commission.

EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. These standards apply to modifications of all Regulated Structures within Historic Districts:

(1) Height. The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

- *The roof line will not change as a result of the proposed roof replacement.*

(2) Proportion of front facade. The relationship of the width to the height of the front elevation of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

(3) Proportion of openings. The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

(4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

(5) Rhythm of spacing and structures on streets. The relationship of a Landmark, Regulated Structure, or a Contributing Regulated Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

(6) Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

(7) Relationship of materials and texture. The relationship of the materials and texture of the façade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.

- *The Applicant is proposing to replace the existing, deteriorated slate roof with new slate materials to match the existing roof. The applicant also proposing to replace the existing copper downspouts and gutters with new copper half-round shape gutter and downspouts. However, more information and further discussion may be needed to determine whether the new materials will match or be visually compatible with the existing gutters and downspouts.*

(8) Roof shapes. The roof shape of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the structures to which it is visually related.

- *The Applicant's proposed replacement of the existing slate roof will not impact the roof shape of the house at 266 Vine Avenue.*

(9) Walls of continuity. Facades and Property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

(10) Scale of a structure. The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

(11) Directional expression of front elevation. A Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

(12) Destruction or alteration of the historic features. The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

- *Deteriorated features will be repaired in kind where required; the applicant is proposing to repair three small dormers roof at the back of the house with copper roof. The applicant stated that that original roofs over the dormers were cooper roof and over the time these roofs had modified to bitumen roofing material applied on top of the copper. The proposed copper roof will remove the existing bitumen roof with copper to match the original roofing materials.*

(13) Archaeological and natural resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

(14) Architectural Compatibility. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

(15) Use compatibility. Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

(16) Maintenance of Time Period Appearance. All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

(17) Significance of changes made in the course of time. Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(18) Sensitivity to distinct features. Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

(19) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

(20) Surface cleaning. The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness for the new roof, or recommend revisions to meet the criteria listed above.

ATTACHMENTS

- Location Map of 266 Vine Avenue
- Application Materials
- Specification of Proposed Roofing Materials
- Photographs of Existing Conditions
- Tudor Revival style Description
- Approved COA of 2013



Map created on December 1, 2016.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

APPLICATION FOR HISTORIC PRESERVATION REVIEW



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpnil.com

OFFICE USE ONLY

Submission Date: _____

Case No.: _____

Hearing Date: _____

Address: 266 Vine, Highland Park IL 60035 Within a District or an Individual Landmark? District

Brief Description of Project: Semi-Weathering Vermont Slate Re-Roof

Petitioner's Name (s): Thomas Adams & Sons/Cedar Roofing Company, LLC

Address: 27820 N Irma Lee Cir, Lake Forest, IL 60045 Daytime Phone: 847-247-4400

Home Phone: _____ Fax: _____

Email: _____

Property Owner Name(s): Robert & Nancy Moss

Address: 266 Vine, Highland Park, IL 60035

Phone: _____ Fax: _____

Email: _____

If Petitioner Is Different From Property Owner, Please Define Relationship:

Builder / Roofing Company

Attorney's Name (if applicable): _____

Address: _____

Phone: _____ Fax: _____

Architect/Builder: Thomas Adams & Sons Contact: Judy Adams

Address: 738 Glen Way, Gurnee, IL 60031

Phone: 847-205-1131 Fax: _____

Email: judy-mossproject@tascc.com

Signatures

Robert Moss 11-21-16
Property Owner(s) Date

Judy Adams 11-9-16
Petitioner, if different from Property Owner Date

Thomas Adams & Sons Construction Co.

SPECIALIST IN RESIDENTIAL CONSTRUCTION

**2970 MARIA AVE
SUITE 228
NORTHBROOK, IL 60062
(847) 205-1131
TASCC.CO**

November 21, 2016

**City of Highland Park
1150 Half Day Road
Highland Park, IL 60035**

Re: Historic Preservation Review

The roof on the residence located at 266 Vine, Highland Park, IL is 109 years old and has reached the end of its life.

The present owner wants to replace the roof as materials under the slate roof have deteriorated and this is allowing the roof to leak into the living space.

The roof will be torn off, roofing materials replaced, and a new slate roof installed to match the existing slate roof as close as possible.

The existing gutters will be removed and replaced with new copper half-round gutters and downspouts.

All work is to be performed by a licensed and insured roofing contractor.

Thomas Adams & Sons Construction Co.

SPECIALIST IN RESIDENTIAL CONSTRUCTION

**2970 MARIA AVE
SUITE 228
NORTHBROOK, IL 60062
(847) 205-1131
TASCC.CO**

October 5, 2016

Mr. & Mrs. Robert Moss
266 Vine
Highland Park, IL 60035

SLATE ROOF PROPOSAL

Thomas Adams & Sons Construction Co. proposes to install a new slate roof at the Moss Residence as per the following:

- Remove the existing slate roof system down to the wood sheathing
- . Dispose of old roof materials
- Supply and install semi-weathering Vermont Slate, 14" lengths X 1/4" -3/8" thickness and random widths
- Expose of installed slates will be 5 1/2" to weather
- Hips to be mitered with concealed Copper flashings
- Install new 16 oz. Copper "V" groved valleys
- All slate will be installed using Copper nails
- Ridges covered with 16 oz. Copper sheet metal
- Supply and install #43 felt underlayment on the sheathing
- Copper flashings to be 16 oz. gauge with Copper nails and screws

- Gutters and downspouts to be 20 gauge
- Install ice and water shield membrane on entire roof surface under slate
- Dormer sides to be removed and replaced with matching slate
- Install 16 oz. step tins, roof to walls flashings and chimney flashings
- Walls will be regletted (stepped) into mortar
- Install Copper saddles/pans (soldered)
- Install 16 gauge Copper gutter aprons
- 3 – 16 oz. Copper dormer roof
- Copper drip edges at gable end rakes
- 1 – new Copper roof at upper eave (Bath Bay Roof)
- Copper clad 4 furnace vents and 2 Broan vents at back of house
- Install modified bitumen cap sheet with granular surface on flat roof
- Lower Copper Bay (kitchen bay) and Copper roof (above exterior hall door) is not included in our proposal
- Install 4 new custom Velux laminated glass skylights to replace existing glass skylights
- Install 20 oz. Copper, 6" half-round gutters (revised bead custom profile) with heavy duty custom steel concealed hangers and round downspouts
- Paint gutter fascia/trim before installation of new gutters
- New lead soil stack flashings
- 4 pipe vents (furnace), and 2 Broan vents and any roof vents will be Copper clad
- Patios, stoops, walks will be plywood and drop-cloth covered
- Protect plantings as we are able
- Scaffolding erected around building, as needed, during work

- Job site toilet on property for workers

To install standard Copper snow guards – ADD = \$15.00 per guard. The snow guards are an extra cost. The customer is to decide how many snow guards are to be added and the locations.

To eliminate all the new Copper downspouts from the job – DEDUCT - \$6,300.00 from our proposal. The existing downspouts will then have to be adjusted to fit the new gutters.

Any carpentry repairs to replace wood, sheathing, trim, lumber, etc. will be done time and material at an extra cost.

We will tuckpoint the brick chimneys, inspect the caps, and apply 2 coats of masonry sealant. The cost for the work on the chimneys is an extra cost and not included in our proposal. This work will be done on a time and material basis when the old flashings are removed.

All additional time & material work will be charged at \$95.00 per hour per man for labor with additional materials charged at cost plus 20%.

All labor work is to be done to standard specifications, and is guaranteed for five (5) years.

We will apply for and obtain the permit as required by the City of Highland Park. The cost of the permit is to be billed to the homeowner under this contract.



Institutional



Residential



Cladding

GREENSTONE SLATE®

Vermont Architectural Roofing Slate

Quarriers and Purveyors of
Fine Quality Slate Since 1955

Below:
Greenstone® Non-Weathering
Gray/Green Vermont slate.
Photo courtesy of
Newgard Custom Homes,
Northbrook, Illinois.



Jennifer Makely

From: Keith MacNaught
Sent: Thursday, November 17, 2016 7:43 AM
To: Jennifer Makely
Subject: FW: New slate reroof
Attachments: 2016-09-26 10.14.14.jpg; 2016-09-26 10.13.56.jpg

From: Keith MacNaught
Sent: Tuesday, September 27, 2016 7:14 AM
To: 'bob@greenstoneslate.com' <bob@greenstoneslate.com>
Subject: New slate reroof

I need a color blend of
Purples 30%
Weathering Gray/green 30%
Unfading Gray 40%

14" slate. ¼-3/8
Order will be about 65 Squares.

[REDACTED]

[REDACTED]

[REDACTED]

Keith MacNaught



CRC Cedar Roofing Company

27820 N Irma Lee Circle
Lake Forest, IL 60045
p.847.247.4400 ext 113 f.847.247.4405 m.847.456.8359
www.CedarRoofingCompany.com



Discover the Elegance of a Vermont Slate Roof

Every slate roof is unique with its own natural character. Structures incorporating slate are known for their beauty but they are revered for their longevity. Beautiful slates can easily be supplied from a vast array of international sources. However, it must be stressed that not all slates are created equal. Without longevity, the benefits of a slate roof are lost. Securing a durable slate is not a simple choice but Greenstone can ease this challenge. From our 58 quarries, in what is noted around the world as the Slate Valley of Vermont, we provide the complete range of Vermont colors, blends and textures. Since 1955 our stone has been worked exclusively by Greenstone trained craftsmen. Our production facilities combine time-proven traditional techniques with the latest manufacturing technologies and our quality control is second to none.



Greenstone slates are hand-split from cut blocks of stone

Greenstone Slate Company quarries produce exceptionally fine quality stone solely for roofing slate. This has lead Greenstone Slate to become a principal producer of colored slate roofing worldwide. We deliver consistently high quality product, excellence in customer service, comprehensive installation support, and competitive pricing of Vermont products. It is not just slate, it is different, it is *Greenstone Vermont slate*.

The one-hundred year roof!

Greenstone Slate® is ASTM S1 rated — the best rating available. S1 slate is rated to last at least 75 years. We take that to the next level and provide a 100-year guarantee. (Ask to see our warranty statement for complete details.)

**100
Year Slate
Warranty**

Beautiful yet practical

Slate is considered one of the world's most beautiful roofs. Slate's extended life expectancy and durability creates an overall low cost of ownership. That's why it is frequently the choice for institutional applications such as colleges, churches and government buildings.

Slate will complement any structure design due to its wide range of:

- Natural colors
- Thicknesses
- Surface textures
- Overall roof textures
- Natural blends that contribute to sustainable architecture

Superior building protection

The weight and density of Vermont slate is key to its superior ability to protect a structure — Greenstone Slate is Miami-Dade approved for hurricane zones! However synthetic product and lesser quality slate producers will often claim that Vermont slate is too heavy for the average roof. This is generally not true though in certain situations it is desirable to reduce the installed weight of slate from 9 to 6 lbs

per sq ft. For more than 20 years, innovative companies have been incorporating Greenstone Slate® into their lightweight roof installation systems. The crux of this development was to obtain a lightweight slate application without jeopardizing the integrity



Lightweight slate installation with flush solar panels



Greenstone Slate cladding: Seattle Children's Hospital

of the natural product. These strategic partnerships have enabled us to provide reduced weight slate roofs with proven durability, and new benefits including:

- A natural alternative to synthetics, ideal for re-roofing cedar shake.
- Batten-style installs that help cool the roof, are walkable, and have an elegant, flush-mount, integrated solar panel option.
- New and efficient approaches to stone cladding for buildings.

More Greenstone benefits

- Slate is fireproof and waterproof.
- It is permanent, a lifetime investment.
- It's density provides an insulating factor that helps save energy.
- Stone is impervious to fungi and mold.
- It resists climate/temperature changes.
- Slate is sustainable, keeping five or more asphalt roofs out of a landfill.
- It is a hail resistant Class 3 or Class 4 roofing material (depending on grade).

To the left is a home that has a roof constructed using exclusively **Semi-Weathering Gray/Green, Standard Grade: Rough Texture**. A popular color when a traditional slate appearance is desired for the roof.

Slate is the roofing material of choice for many institutions and fine private residences.

This slate is **Heavy Grade** shown with snow guards. This particular roof is a mix of colors: 60% **Vermont Gray/Black**, 20% **Semi-Weathering Gray/Green** and 20% **Royal Purple**.

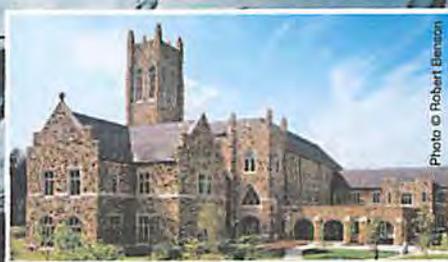


Photo © Robert Blanton

Slate Grade: Getting the look you want and the protection you need

Natural selection

Greenstone Slate® is measured by eye to thickness and is then split by hand. It is truly the result of a craftsman's touch. However, as the result of the process, no two pieces will be exactly the same. Once split to a

thickness and then trimmed to a dimension, the slate is "graded" according to the uniformity in thickness of each piece. There are no machines or calipers used in this "grading technique". It is the characteristics of

the natural stone and the trained experience of the craftsmen that separates Greenstone's Vermont slate from all other products. There is truly no comparative roofing product! Greenstone Slate® comes in five thicknesses or grades that—just like color—contributes substantially to the look of the roof. It also determines the ultimate level of protection, including hail rating.

Architectural Grade

When it comes to value, Architectural Grade is the most selected, measuring between 3/8" and 1/2" thick. It offers the best mix of characteristics with rich textures for aesthetic appeal, a high level of durability—it has earned a Class 4 hail rating (check with your insurance company about hail coverage for slate roofs)—yet will not need the extensive additional structural support that heavier grades require. However, it weighs 1200 to 1600 lbs per square.

Heavy Grade

Heavy Grade slates exhibit strong stone surface texture, and is visually discernible from synthetics. Measuring 1/2" to 3/4" in thickness they bring a more robust texture to the roof, as well as additional strength. This Class 4 hail rated slate weighs 1800 to 2200 lbs per square.

Estate Grade

With Rough Texture Grade characteristics and each slate at least 3/4" thick, nothing looks quite like an Estate Grade Vermont slate roof. With its enhanced grain, it is an unmistakable slate roof with an expected usage

of over 150 years. Impervious to hail and even *bullets*, these ultra-premium slates weigh 2500 to 3000 lbs per square.

Standard Grade: Rough Texture

This slate is split at thicknesses between 1/4" to 3/8". It has the surface appearance of Heavy Grade in a thinner slate. It is ideal for traditional projects with a goal to limit the weight from 900 to 1000 lbs per square. Standard Grade Rough Texture is also commonly used in conjunction with our lightweight installation systems, reducing the installed weight to under 6 lbs per sq ft.

Standard Grade: Selects

These slates are a very uniform 1/4" in thickness and have smooth surfaces. Select Grade roofing slate is most commonly used in repair projects. It weighs from 680 to 780 lbs per square.

Call us to discuss the appropriate grade for your project: 800.619.4333



GREENSTONE SLATE®
Vermont Architectural Roofing Slate
Since 1955



Greenstone Slate Colors &

Need an Installer?
See back panel

Semi-Weathering Gray/Green

- Starts out gray/green and weathers to rich earth tone colors
- 10% and 25% of slates will show soft tones of buffs and tans over time
- Brings a rustic, textured appearance to the roof
- Excellent for commercial, residential and institutional buildings

Vermont Strata Gray

- Distinctive slate with an overall grayish background mottling with various shades of darker gray/black give it excellent character.
- Varying textures contribute to its unique character
- Will display some weathering

Vermont Clear

- Semi-weathering has
- Comes in shades of
- When weathered, 10 buff shades



Unfading Spanish Black

- Non-fading and non-weathering, we import this elegant deep blue/black slate from Spain
- Use alone or in a blend
- S1 rated slate (same as Greenstone Vermont Slate)

Non-Weathering Mottled Green and Purple

- Unusual slate, a uniquely Vermont color
- Colors are a blend of soft shades of purple and green. At times, purple will be predominate color and at others green becomes predominate

Non-Weathering Gray/Green

- Green with shades varying slightly to light gray
- One of the most often selected roofing slates
- Often used alone but frequently chosen for a blend of colors for multi-colored roofs



"Slate is a tried and true material for building a beautiful and very long lasting roof for any structure. The 100 year life expectancy is no projection—it is the result of 'field application.'"

— Jonathan Hill, President, The Greenstone Slate Cor

Important facts about slate color...

There are thousands of slate roofs still in service today installed in the 1800's! With such a long history, many terms describing the material have been coined and over the years some have evolved into *misinterpretation*. For example, a common misconception associated with the nomenclature of describing slate occurs when the terms weathering and fading are erroneously interchanged. Below is a clarification of slate terms:

Nomenclature of Slate

Fading

The term "fading" refers to certain slates that after prolonged exposure to the elements exhibit a chalk-ashen residue on the exposed surface of the slate. The chalk-ashen residue is the result of a chemical reaction and the associated release of calcium from the body of the slate. This release weakens the structural integrity of slate and is detrimental to the slate's life expectancy. The term is most often used in conjunction with the Blue Black or Black slates of Pennsylvania and Virginia.

Non-fading or Unfading

These terms refer to certain slates that after a prolonged exposure to the elements do not produce the chalk-ashen residue. "Non-fading" or "unfading" slates usually have greatly extended life expectancies over those slates prone to calcium release.

Classification of Colored Slate

Colored slate *does not fade*, but it will experience varying degrees of color change. This *weathering* of slate is due to the oxidation over time of minerals embedded in the slate. Depending on mineral content, the weathering process slowly changes the slate color. The color change is often a movement toward buff, brown, gray or tan. *This surface oxidation is not detrimental to the slate's structural integrity and does not shorten the life of a roof.*

Colored slates are classified in three types, based upon the degree of color change over time:

Weathering

The term "weathering" refers to slates that will exhibit the largest number of individual pieces that will transform from the original color to an earth tone.

Non-weathering

The term "non-weathering" refers to slates that exhibit the least amount of color change.

Semi-weathering

The term "semi-weathering" refers to roofing slates that have varying mineral content. Some of these slates will undergo a color change while others remain their original shade. The percentage of semi-weathering slates that will experience color change is variable depending upon the location in the quarry from which the slate was extracted.

Color disclaimer: The slate colors in this brochure are approximate because slate is a natural material. Its color varies to some degree depending on the geological conditions at the site where it was formed. Further, printed materials and electronic media from televisions to monitors to mobile devices of various brands will also influence the final representation of color.

Installation

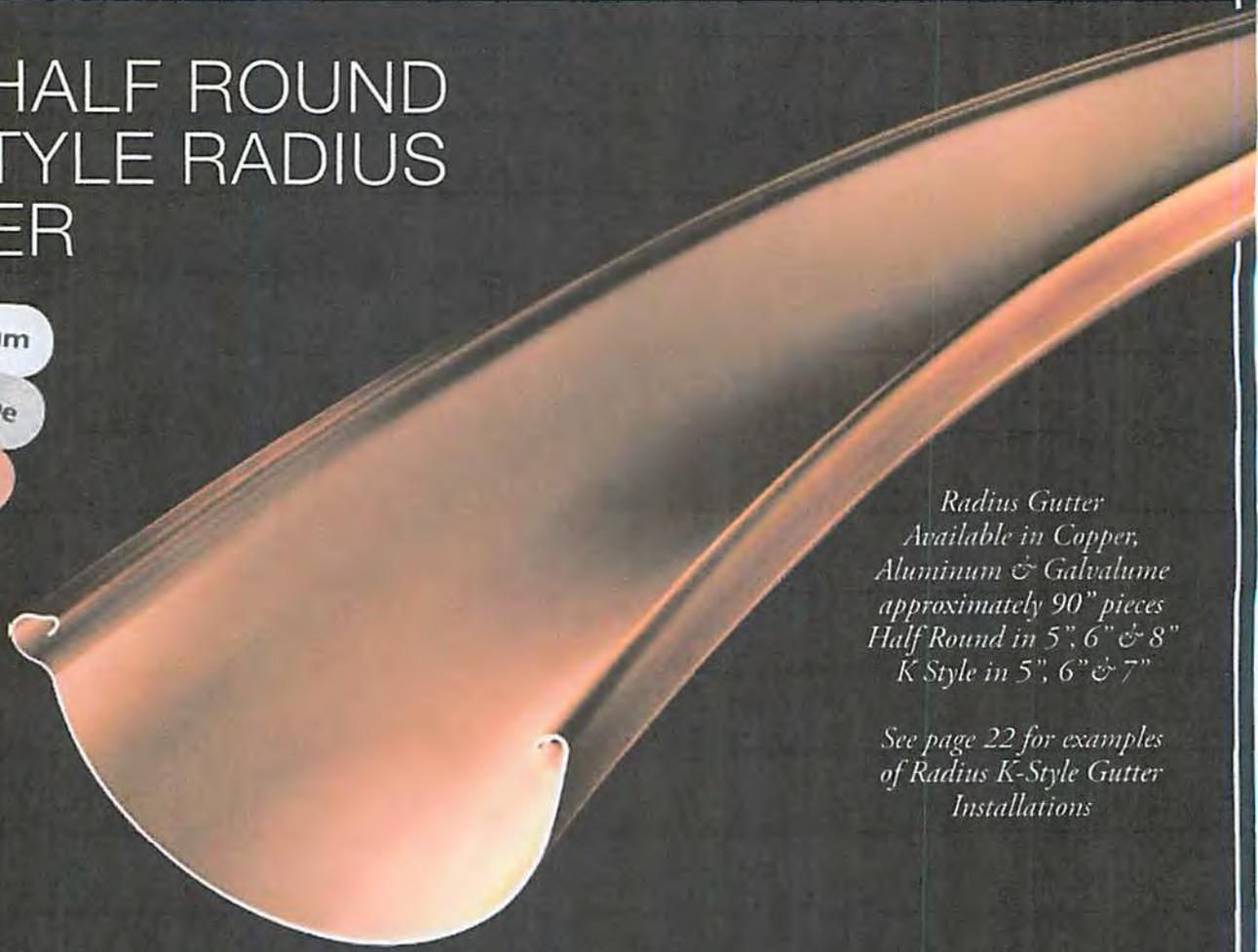
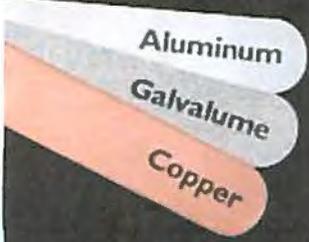
When laying slate, workmanship is as essential as the proper selection of the material. When you consider the durability of slate, the more obvious this factor becomes. Vermont slate, the most lasting roofing material known, should be laid by roofers of experience and training. Although, it is an installation practice with a long history, it certainly is not a lost art. Greenstone can help link slate projects to quality installers and we are always ready to assist and answer all slate related questions. We also provide architects and contractors with a comprehensive manual of essential installation practices. It's available at no charge. Call 800.619.4333 or send an e-mail to info@greenstoneslate.com.



GREENSTONE SLATE®
Vermont Architectural Roofing Slate

Greenstone Slate Company, Inc., P.O. Box 134, Poultney, Vermont 05764
800.619.4333 • 802.287.4333 • Fax 802.287.5720 • www.greenstoneslate.com

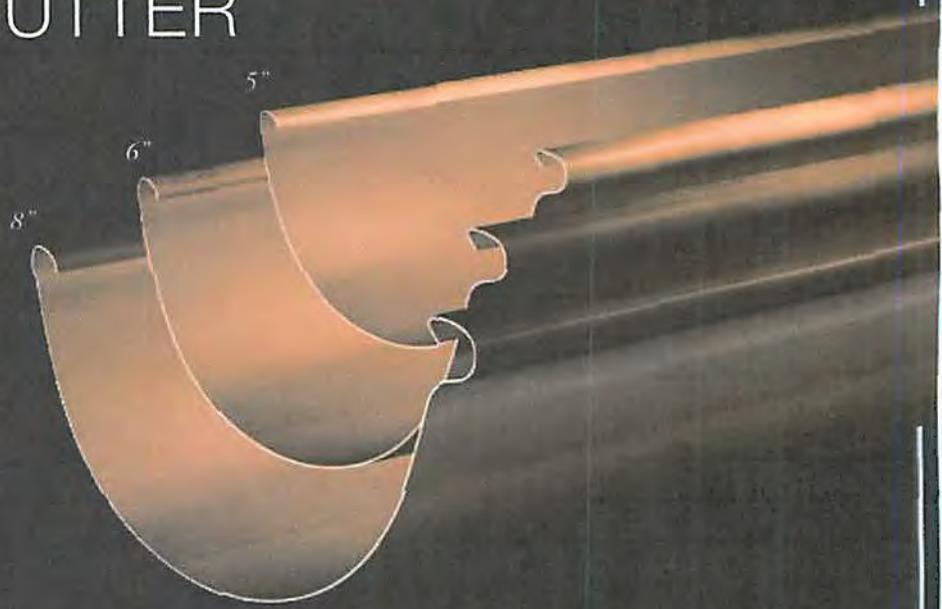
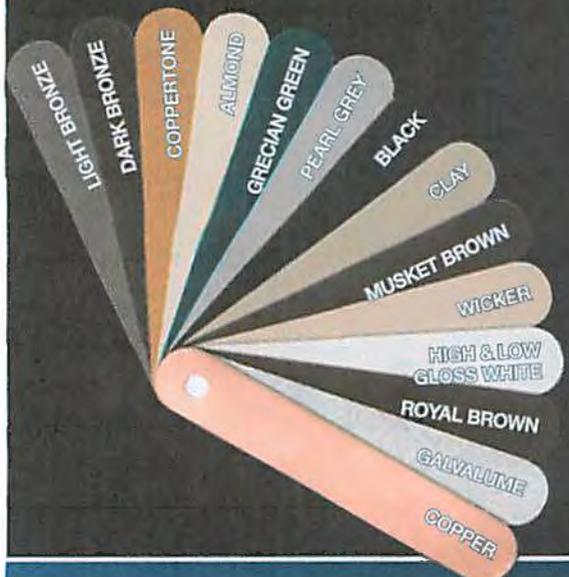
NEW HALF ROUND & K-STYLE RADIUS GUTTER



*Radius Gutter
Available in Copper,
Aluminum & Galvalume
approximately 90" pieces
Half Round in 5", 6" & 8"
K Style in 5", 6" & 7"*

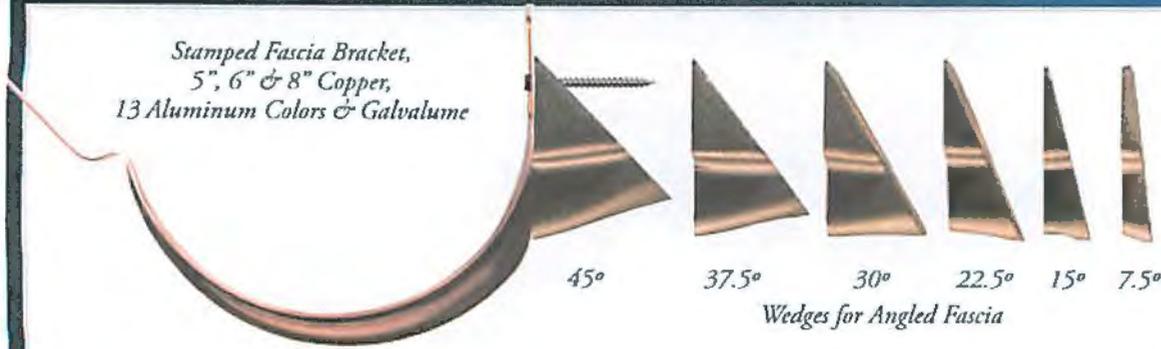
*See page 22 for examples
of Radius K-Style Gutter
Installations*

HALF ROUND GUTTER AVAILABLE IN COPPER, 13 COLORS & GALVALUME



STAMPED FASCIA MOUNT GUTTER BRACKETS

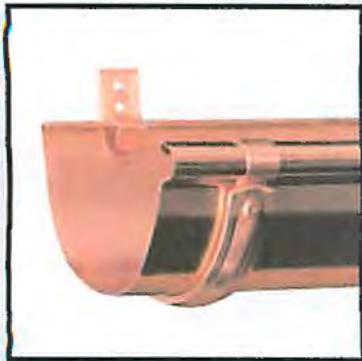
*Stamped Fascia Bracket,
5", 6" & 8" Copper,
13 Aluminum Colors & Galvalume*



Stamped Fascia Brackets Available in custom Kynar colors only upon special request

*Stamped Fascia Bracket
Installed*

BAR FASCIA MOUNT & BAR ROOF MOUNT GUTTER BRACKETS



Classic Bar Bracket Installed



*Classic Bar Bracket & Scroll Bar Bracket
5", 6" & 8" Copper & Chromated Aluminum,
1" wide x 3/16" thick*



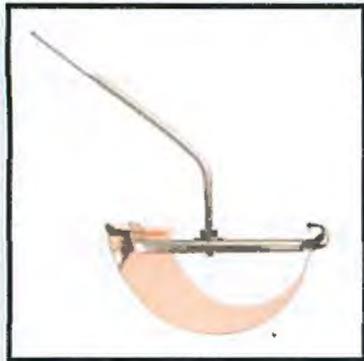
*Roof Mount Classic Bar Bracket & Scroll Bar Bracket
5", 6" & 8" Copper & Chromated Aluminum,
1" wide x 3/16" thick*

HANGING SYSTEMS

SEE PAGE 21 FOR TAB, ROD AND BAR BENDING TOOLS



*Hanger Unit, 5", 6" & 8"
.060 Stainless Steel or Aluminum Brackets
3/16" x 11", 13", & 16" Stainless Steel Rods.
3/16" x 11" Aluminum Rods, Stainless Steel Nuts included
(Optional Washers Available)*



Clip and Screw with Tie Strap is fascia mounted. Tie Strap is Stainless Steel only and the bracket is available in 5", 6" & 8" Aluminum and Stainless Steel



*Roof Bar, Copper & Stainless Steel,
1" wide x 3/16" thick, with 1 1/2" slot
to adjust pitch. Used with Cast Fascia
Brackets & Bar Brackets*

With our three sizes of half round gutter, stamped and bar fascia brackets, and the most durable hanger unit anywhere, you will create a look inspired by a spirit of stately craftsmanship reminiscent of days gone by.













2275 Sheridan Road

The Bloomfield house was designed in 1938 by William D. Mann. This house has the characteristic central, full-height, pedimented portico. The columns are square and fluted rather than of a classical order. The entrance is also pedimented, and surrounded by fluted pilasters, a fanlight, and dentil molding. There are brick quoins and multi-light windows, which are other classical features.

TUDOR REVIVAL

There are also historic revival styles that borrow from influences other than classical. One of the most common of these is the Tudor Revival style, based on a variety of late medieval models prevalent in 16th century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and early 1930s. Associated with the country's early English settlers, it was second in popularity throughout the country, and in this survey area, only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys.



2269 Egandale Road

The Tudor Revival style is the second most well-represented historic revival style in the survey area, with 29 examples. Because buildings in this style are often in brick rather than frame like so many Colonial Revival style homes, their integrity is generally better. Of the 29 examples of this style, ten have been ranked locally significant. They include 2219 Egandale Road, 195 Maple Avenue, and 2693 Sheridan Road, all designed by Robert Seyfarth; 2269 Egandale Road, designed by E. H. Klaber and E. A. Grunsfeld and listed on the Illinois Historic Structures Survey; 2426 Montgomery Avenue, 245

Moraine Road, and 2445 Woodbridge Lane, all listed on the Illinois Historic Structures Survey; 2720 Oak Street, designed by E. C. Norling; 2628 Roslyn Circle; and 2175 Sheridan Road.

The Hugo Sonnenschein House at 2269 Egandale Road is an exceptional Tudor Revival style home designed by noted architects Klaber and Grunsfeld. Built in 1927, it was rated outstanding on the Illinois Historic Structures survey. This steeply side gabled house has a central projecting two-story

bay also with gable roof. The garage wing has a steep hipped roof. Characteristic Tudor features include the recessed Tudor entry arch with limestone tabs, copper-roofed oriel window above it, prominent brick end chimney, and multi-light casement windows.



2693 Sheridan Road

Loosely classified as Tudor Revival is one of Robert Seyfarth's most original designs, the Samuel Holmes house at 2693 Sheridan Road. Built in 1928, this uniquely styled house has steeply pitched roofs, wood-shingled facades, multi-light casement windows, and a prominent end chimney. The house is sensitively sited within its natural surroundings after the ideals of the Prairie School. The landscape design was done by Jens Jensen and displays some of his characteristic rock work. The house is listed on the National Register of Historic Places.

the Henry Adamson House at 2219 Egandale Road. Built in 1926, this house has front-facing gabled wings flanking a long central section. Tudor features on the brick house include the half timbering, the Tudor style front entry, and multi-light leaded casement windows. The landscape design of this house is also by Jens Jensen. This house may be eligible for individual listing on the National Register.



2219 Egandale Road

A more traditional Tudor Revival Seyfarth design is

FRENCH ECLECTIC

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in the survey area. The style was fashionable in the 1920s, when many Americans who had served in France during World War I returned with first-hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s was a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.

There are two subtypes of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype is asymmetrical, usually L-shaped in plan, with an off-center



CITY OF HIGHLAND PARK Historic Preservation Commission

Certificate of Appropriateness

DATE: July 11, 2013

NAME OF LANDMARK: 266 Vine Avenue

ADDRESS: 266 Vine Avenue

NAME OF OWNER: Robert Moss

NAME OF ARCHITECT: Original Architect: Fredrick Hodgdon
Current Architect: David Migdal, The Garden Consultants, Inc.

PROPOSED REPAIR, ALTERATION, REMOVAL, CONSTRUCTION OR DEMOLITION:

Owners are proposing to improve an existing patio on the south (rear) elevation of the house. New planting areas and landscaping will be added. Visibility from the adjacent public right-of-way will be extremely limited.

DATE OF COMMISSION REVIEW: July 11, 2013

MOTION: Curran

SECOND: Bramson

ABSTAIN:

VOTE: 7-0

ACCEPT PROPOSAL

REJECT PROPOSAL

ATTACHED DOCUMENTS:

- **Page L.1** – Landscape Plan for the Proposed Patio
- **Page L.2** – Scaled Plan of Proposed Patio
- **Page L.3** – Scaled Plan of Existing Awning

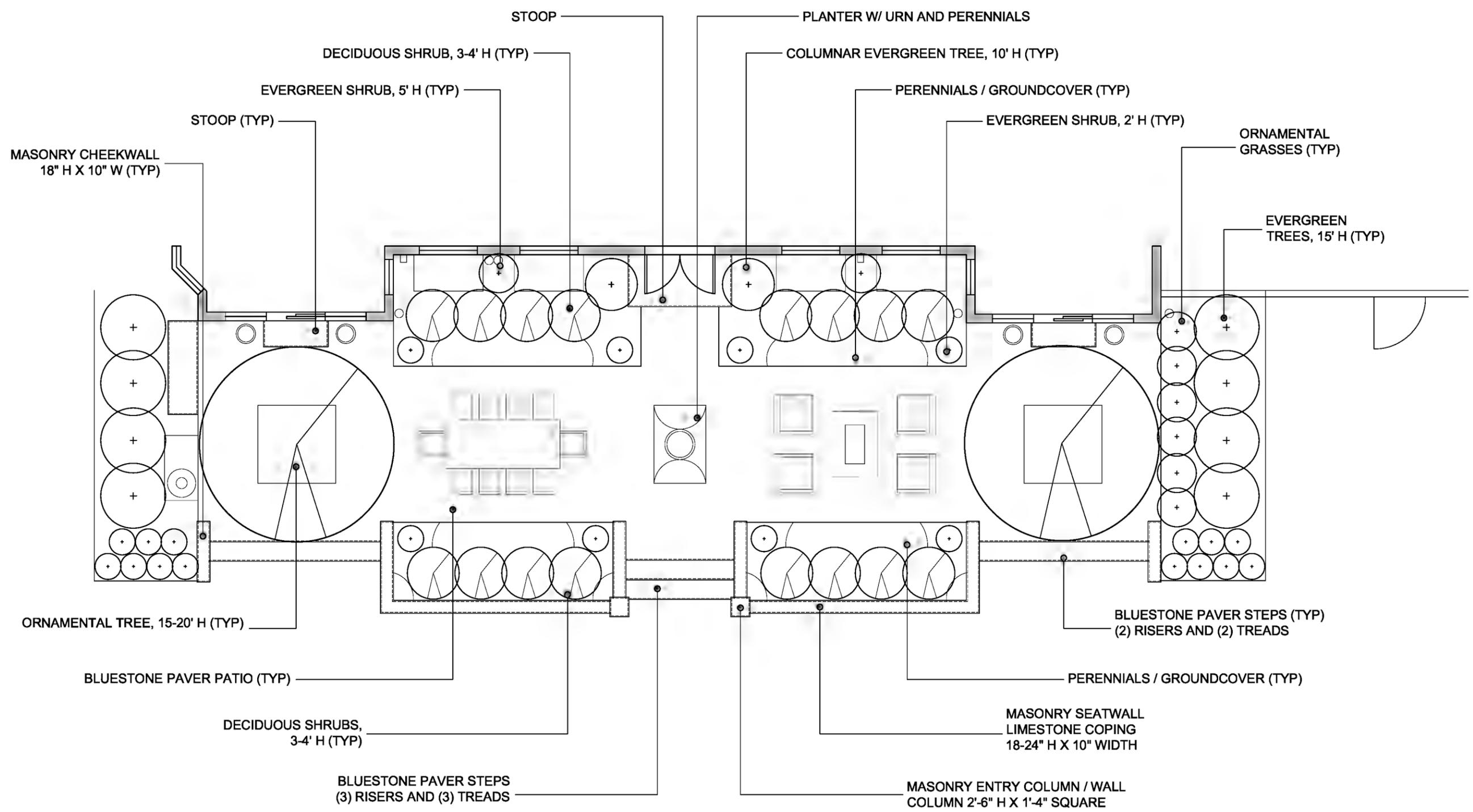
SIGNED:

Andy Cross, Historical Preservation Commission Staff Liaison



The Garden Consultants, Inc.
 484 Central Avenue, Suite 206
 Highland Park, IL 60093
 P: 847.433.0300
 F: 847.433.0324
 www.gardenconsultants.com

**MOSS
 RESIDENCE**
 266 Vine Ave.
 Highland Park, Illinois



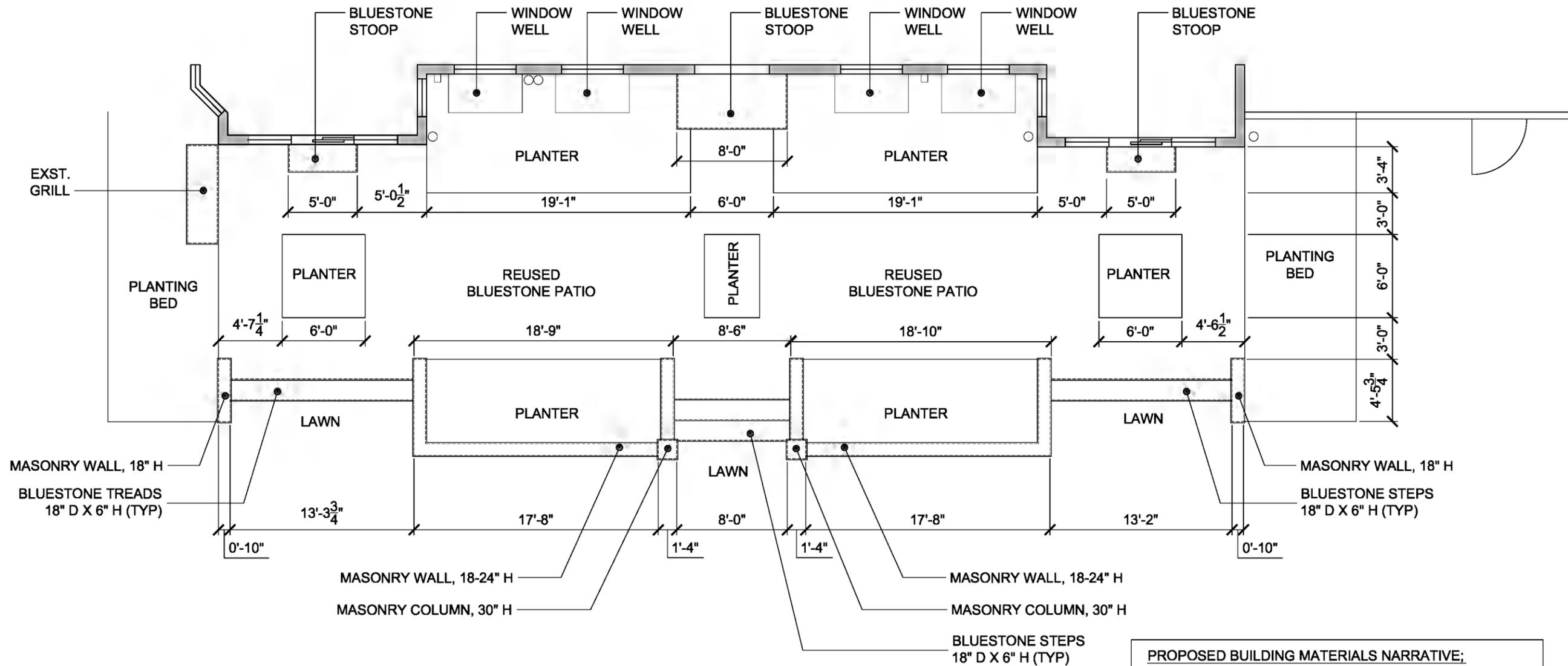
Scale: 1/8"=1'-0"
 Date: 06.18.13
 Designer/s: DAS

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**PROPOSED
 LANDSCAPE
 PLAN**

MOSS RESIDENCE

266 Vine Ave.
 Highland Park, Illinois



PROPOSED BUILDING MATERIALS NARRATIVE:

THE EXISTING DRY LAID LANNONSTONE RETAINING WALL SHALL BE REPLACED WITH A MASONRY RETAINING WALL AND COLUMNS. THE PROPOSED MASONRY WALLS AND COLUMNS WILL BE COMPATIBLE WITH THE EXISTING ELEMENTS OF THE FACADE AND THE HOUSE. THE BRICK MASONRY WILL MATCH THE BRICK USED ON THE HOUSE. THE WALLS AND COLUMNS WILL HAVE INDIANA LIMESTONE COPINGS THAT WILL HARMONIZE WITH THE LIMESTONE SURROUND AT THE CENTRAL DOORWAY OF THE SOUTH FACADE. THE COPINGS WILL BE 2-1/4" THICK WITH AN EASED EDGE AND A 1" OVERHANG BEYOND THE WALLS AND COLUMNS. THE EXISTING BLUESTONE PAVERS WILL BE RESET INTO THE NEW PATIO CONFIGURATION IN THE SAME ASHLAR PATTERN AS THE EXISTING PATIO, THEREBY REMAINING CONSISTENT WITH THE PALETTE OF THE EXISTING PATIO.

Scale: 1/8"=1'-0"

Date: 06.18.13

Designer/s: DAS

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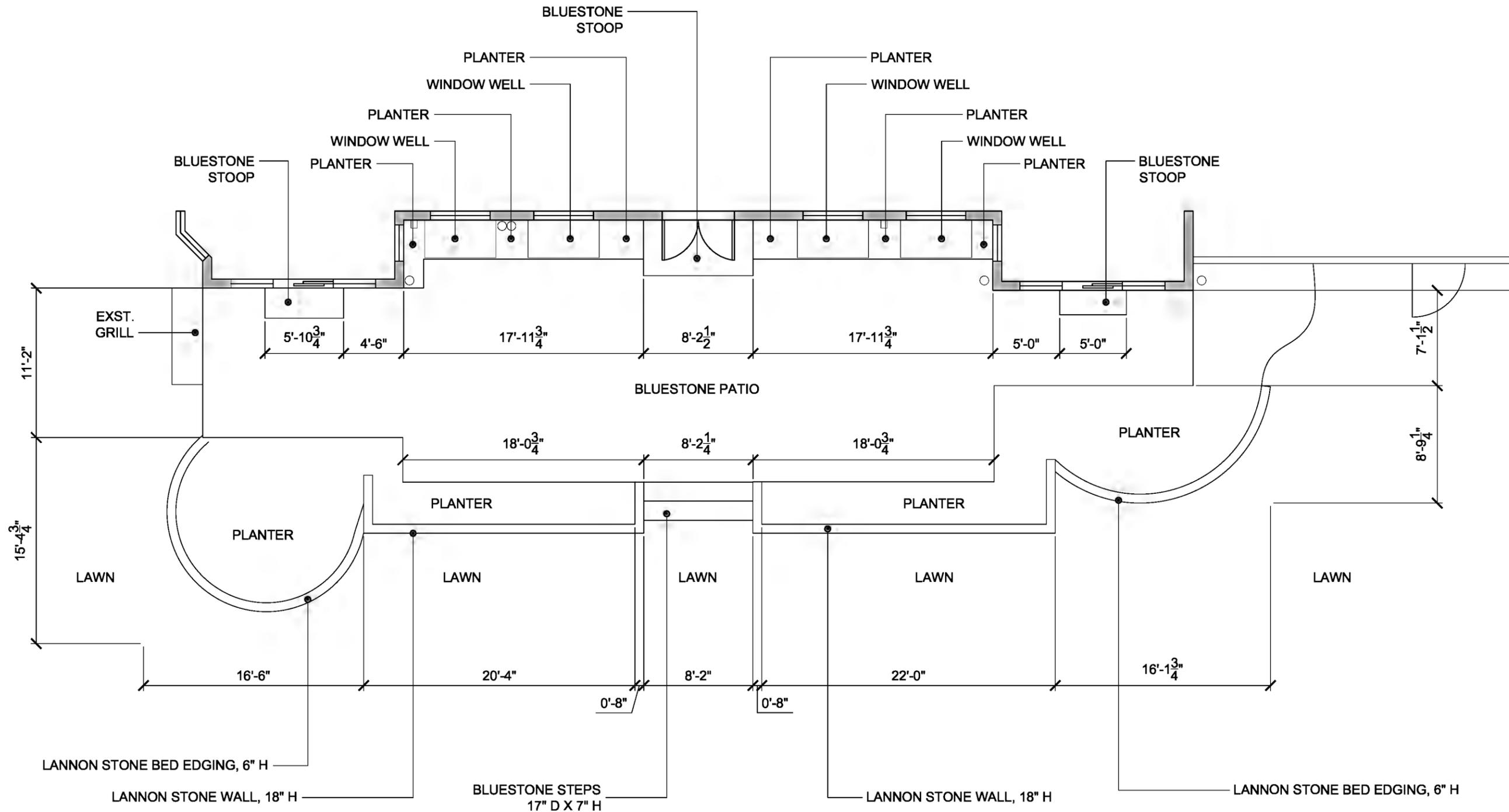
PROPOSED PATIO PLAN

1 PATIO PLAN - PROPOSED
 SCALE: 1/8"=1'-0"



The Garden Consultants, Inc.
 484 Central Avenue, Suite 206
 Highland Park, IL 60093
 P: 847.433.0300
 F: 847.433.0324
 www.gardenconsultants.com

**MOSS
 RESIDENCE**
 266 Vine Ave.
 Highland Park, Illinois



Scale: 1/8"=1'-0"

Date: 06.18.13

Designer/s: DAS

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**EXISTING
 PATIO PLAN**



*200 Vine Avenue
"Villa Ensor"*

Application for a Certificate of Appropriateness

TO:	Historic Preservation Commission
DATE:	December 8, 2016
FROM:	Nusrat Jahan, Planner
SUBJECT:	Addition, Alteration and Restoration to the Existing House at 200 Vine Avenue

PETITIONERS / OWNERS:

Robin and David Nankin
200 Vine Avenue
Highland Park, IL 60035

PROPERTY LOCATION:

200 Vine Avenue

STRUCTURE

Style: Georgian Revival
Architect: Howard Van Doren Shaw
Built: 1908

HISTORIC STATUS:

- Contributing structure
- 1999 Vine/Linden/Maple
- Historic District

PROJECT ARCHITECT:

Richard Becker
Becker Architects LTD
595 Elm Place, Suite 225
Highland Park, IL 60035

LANDSCAPE

Original Landscape Plan: Jens
Jensen, 1909



Figure 1: 200 Vine Avenue - Front View

PROJECT SUMMARY

The “Villa Ensor” at 200 Vine Avenue is one of 27 structures in the Vine/Linden/Maple Local Historic District. A previous property owner, Mrs. Monte J. Meldman, consented to the landmark district designation in 1999 and the Suzanne Carter Meldman Revocable Trust currently owns the property.

The applicants for the Certificate of Appropriateness, Robin and David Nankin, are the contract purchasers of the property and are proposing new additions consisting of a 3-car garage and the expansion of a kitchen/mud room at the southeast corner of the landmarked house. The records indicate no previous Certificates of Appropriateness have been sought for the house at 200 Vine Avenue.

The applicant is also proposing to remove a Heritage Tree located adjacent to the existing home within the back yard. However, the proposed tree removal is not under the purview of the HPC. The removal of a Heritage Tree removal requires the approval of a zoning variation by the Zoning Board Appeals and the tentative date for the ZBA public hearing is in January 2017. Please note that the applicant requires both a Certificate of Appropriateness from the HPC *and* the Heritage Tree removal variation from the Zoning Board in order to complete the project as proposed.

ARCHITECTURAL DESCRIPTION OF STRUCTURE

The landmarked house is a Georgian Revival style residence. The architectural surveys provide a detailed description of the style, which is included in the attachments to this memorandum. Very little of the original Jens Jensen’s 1909 landscape plan appears to remain, due to subdivision, redevelopment, and tree removal that has occurred since its original installation. Further, the original Jensen landscape plan did not include the rear rose garden that currently exists on the property.

The 1999 landmark nomination describes the characteristic of this house at 200 Vine Avenue as “...one of Shaw’s finest residences. Though derived from Georgian colonial, this house is one of Shaw’s own eclectic creations. The recessed front entry and subdued plasterwork would later become his trademarks. A seminal work by one of Chicago’s pre-eminent revival-style architects.”

ARCHITECT INFORMATION – Howard Van Doren Shaw

The house at 200 Vine Avenue was designed by Howard Van Doren Shaw in 1908 and the landscape was designed by Jens Jensen in 1909. The 2006 Bob-o-Link area architectural survey contains the following biographical write-up on Shaw and his work:

“**Howard Van Doren Shaw** (1869-1926) was a nationally respected architect who designed numerous buildings of varied types, all of which exemplified originality and good taste in design. Although he is best known for his large country estates, other commissions included the Goodman Theater at the Art Institute, the Lakeside Press Building near Chicago’s McCormick Place, and Market Square, the center of Lake Forest’s commercial district. Shaw was a native of Chicago, born to prosperous parents, and was educated at Yale University and the Massachusetts Institute of Technology (MIT). He opened his own office in 1897 and gained a reputation as the Midwest’s pre-eminent society architect. He designed many beautiful country homes with attractive gardens along the North Shore. Among the nine residences he did in Highland Park are the A. G. Becker property at 405 Sheridan Road, which is on the National Register, and the 1928 Tudor Revival house at 1419 Waverly Road, which is in the Central East survey area. Shaw was awarded the AIA Gold Medal for Lifetime Achievement in 1927, shortly after his death.”



Earlier research for a landmark nomination for the residence located at 405 Sheridan Road, which was also designed by Shaw, uncovered the following additional information:

- Shaw’s work was regularly featured in publications such as Architectural Record.
- He was considered one of America’s leading country house architects. His own country house in Lake Forest Illinois, called *Ragdale* (1898), was heralded as a masterpiece of the Arts and Crafts movement.
- Shaw’s notable projects:
 - Market Square in Downtown Lake Forest, 1915
 - Lakeside Press building on Plymouth Court, 1897
 - Addition to the Art Institute of Chicago, 1924
 - The A.G. Becker Estate is an excellent example of a Shaw country house

SUMMARY OF IMPROVEMENTS

The contract purchasers of 200 Vine Avenue are proposing to construct a new addition to the historic house. The applicant stated the major components of the proposal include:

- 3-car brick garage addition and Expansion of existing kitchen and mud room at the southeast corner of the house
- New south yard brick terrace
- Restoration of front entry landing steps
- Window replacements
- New driveway and hardscape
- New Landscape
- Interior rehab, some reconfiguration to improve flow, renovate kitchen and bathrooms
- New interior finishes

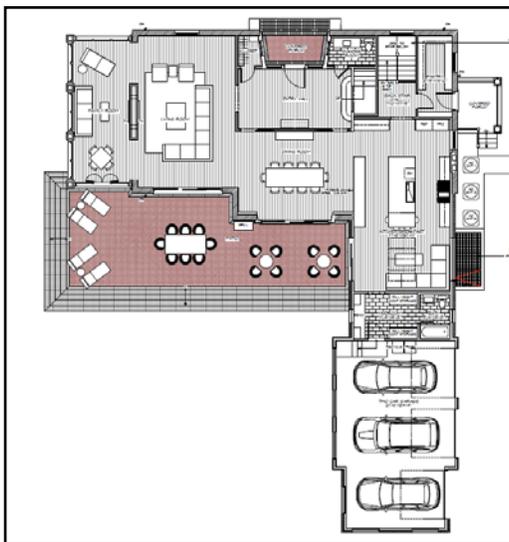


Figure 2: Proposed Floor Plan

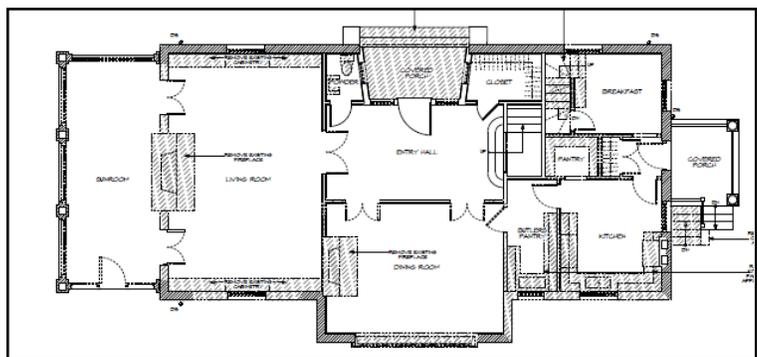


Figure 3: Existing Floor Plan

The submitted application indicates that the existing detached garage will remain. The proposed garage addition will have brick walls and will match the existing brick. The proposed expanded kitchen and mud room will have natural color zinc wall cladding with flat roof. The architect stated that the new windows on the proposed brick wall will be white and the new windows on the zinc cladded wall will be a grey color to match the zinc wall. Remaining existing windows will be replaced detailed to match the existing windows. The proposed terrace on the south yard will have brick pavers and will match the existing brick color.

As an alteration on a property within a local historic district, the proposed improvements are considered a “Regulated Activity” and thus will require a Certificate of Appropriateness from the Historic Preservation Commission.

The application materials, which include photographs of the existing conditions, proposed addition plans and building elevations, are included as an attachment along with a project narrative describing the materials proposed for the work.

EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. These standards apply to modifications of all Regulated Structures within Historic Districts:

(1) Height. The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

- *The height and scale of the new one story rear yard addition is visually compatible with the existing structure.*

(2) Proportion of front facade. The relationship of the width to the height of the front elevation of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

- *The proposed addition is located at the rear of the house, not visible from the street or in conjunction with the front façade so it does not disrupt proportions or rhythms on the front façade.*

(3) Proportion of openings. The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

- *The openings in the proposed addition are proportional to the overall size of the addition, and window widths and heights are compatible with existing openings as are the relationships of solids vs. voids. The Applicant is proposing to replace windows to match the existing windows of the landmarked house.*

(4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

(5) Rhythm of spacing and structures on streets. The relationship of a Landmark, Regulated Structure, or a Contributing Regulated Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

(6) Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

- *The applicant is not proposing any alteration of the front entrance and proposing to repair the existing front brick stoop stairs to match the existing brick.*

(7) Relationship of materials and texture. The relationship of the materials and texture of the façade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.

- *The Applicant is proposing that brick finishes on the new addition will match the existing brick and part of the new addition will have contrasting but compatible color of finish materials.*

(8) Roof shapes. The roof shape of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the structures to which it is visually related.

- *The Applicant is proposing that a sloped roof on the proposed addition that will have a pitch to match the main roof of the existing structure.*

(9) Walls of continuity. Facades and Property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

(10) Scale of a structure. The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

(11) Directional expression of front elevation. A Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

- *The proposed addition is on the rear of the house and will not impact the directional expression of the front elevation.*

(12) Destruction or alteration of the historic features. The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

- *Distinguishing historic qualities and features of the house are to remain in place with the exception of the removal of two rear yard-facing windows where the new addition will connect.*

(13) Archaeological and natural resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

(14) Architectural Compatibility. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

- *The applicants state that the massing and detailing of new addition is in conformance with The Secretary of the Interior's Standards for Rehabilitation.*

(15) Use compatibility. Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

(16) Maintenance of Time Period Appearance. All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

(17) Significance of changes made in the course of time. Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(18) Sensitivity to distinct features. Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

(19) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

- *Deteriorated features will be repaired in kind where required; the applicant is proposing to repair the front brick stoop stairs to match the existing brick.*

(20) Surface cleaning. The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness for the new addition, alteration and restoration of the structure at 200 Vine Avenue or recommend changes to meet the criteria listed above.

Again, please note that in order to perform the proposed modification, the applicant will also require a variation from the Zoning Board of Appeals to remove a Heritage Tree. The proposed removal of the Heritage Tree is not within the purview of the Historic Preservation Commission.

ATTACHMENTS

- Location Map of 200 Vine Avenue
- Jens Jensen Landscape Plan of 1909
- Plat of Survey
- Existing Plans and proposed Plans
- Project Narrative
- Photographs of Existing Conditions
- Architectural Survey Report



1 inch equals 333 feet

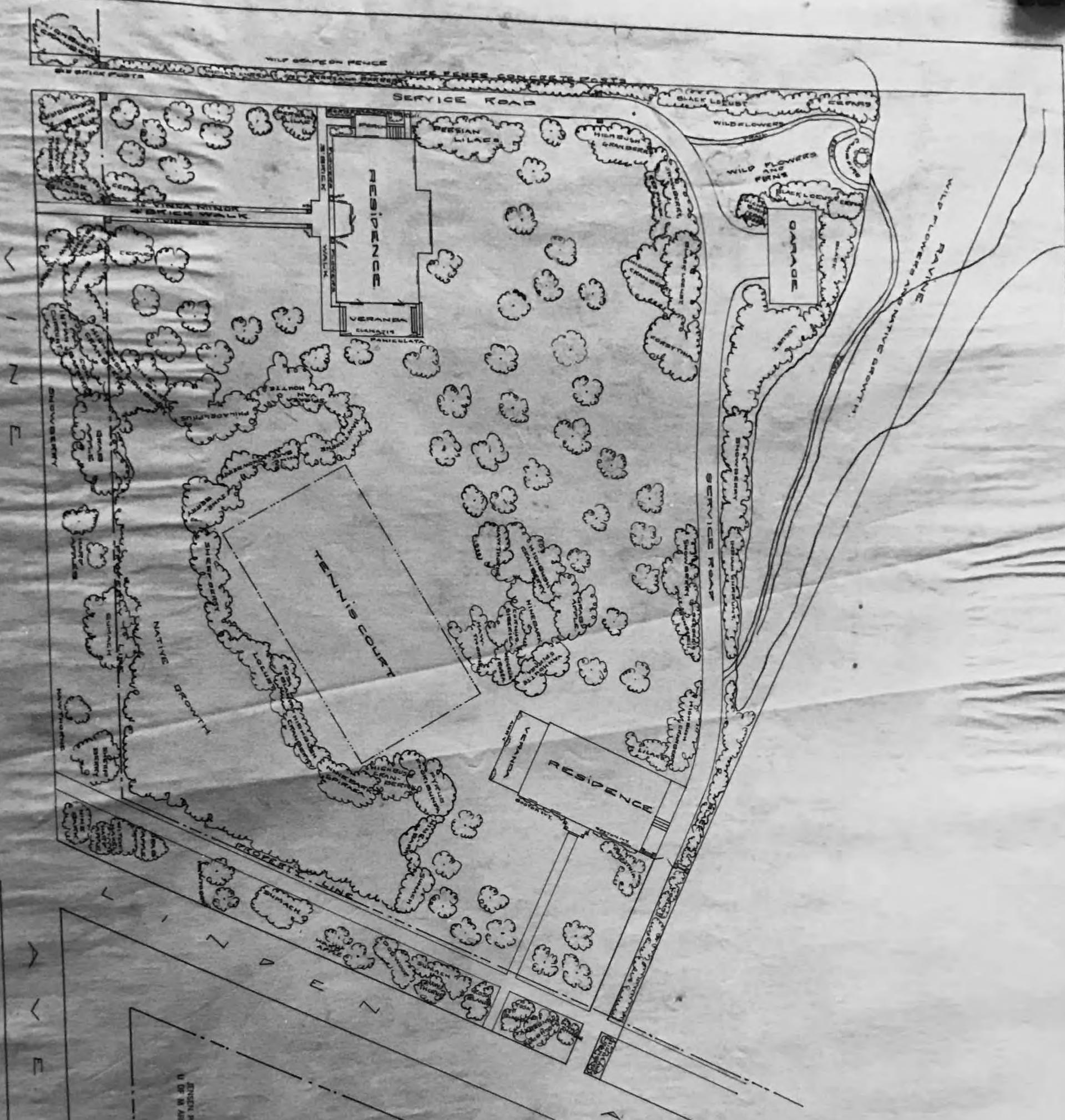
Map created on December 1, 2016.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

South Project
of W. Arch. Lab.



DESIGN FOR
 MR. BOJLER
 HILLMAN PARK
 1917

ENGINEER
 W. B. ARCH. LAB.

[Handwritten Signature]

City of Highland Park
Historic Preservation Commission Review

December 1, 2016

Page 1

Project 200 Vine Avenue
 Highland Park, IL

Our Project # 2016-0010

Project Description

- 3-car garage addition and expanded kitchen/mud room at the southeast corner of the house
- Detached garage to remain as is
- Upgrading of systems including new mechanical, electric, low voltage and plumbing
- Interior rehab, some reconfiguraiton to improve flow, renovate kitchen and bathrooms
- New interior finishes
- Window replacements
- Site improvements include new underground electric service, new water service, new circular driveway and additional hardscape and landscape

Major Materials

<u>Area</u>	<u>Material</u>	<u>Color</u>
Walls:		
Mud Room/Kitchen Expansion	Zinc wall cladding	Natural
Garage Addition	Face brick	To match existing
Roofs:		
Main house	Existing asphalt shingles to remain	n/a
Mud Room/Kitchen Expansion`	Flat commercial roof with Trex decking	
Garage Addition	Zinc standing seam	Natural
Typical replacement windows	Marvin aluminum clad SDL 5/8" muntin w/spacer bar. Lite pattern and detailing to match existing	White
Brick addition windows	Marvin aluminum clad full lite	White
Zinc addition window	Marvin aluminum clad full lite	Grey to match zinc
Roof terrace guard	Steel fins with cable railing	White
Front entry landing steps	Brick pavers	To match existing
South yard rear terrace	Brick pavers	To match existing

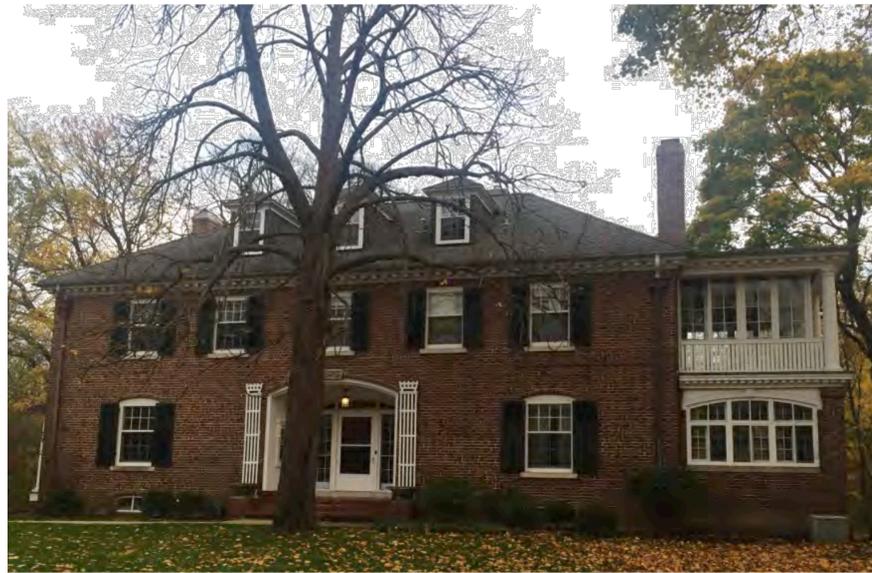
City of Highland Park
Historic Preservation Commission Review
November 28, 2016
Page 2

Project 200 Vine Avenue
Highland Park, IL

Our Project # 2016-0010

How this project meets the Standards for Certificate of Appropriateness

- Height and scale of the one story rear yard addition is visually compatible with the existing structure
- Addition is located at the rear of the house, not visible from the street or in conjunction with the front façade so does not disrupt proportions or rhythms on the front facade
- Openings in the addition are proportionate to the overall size of the addition, window widths and heights are compatible with existing openings as is the relationships of solids vs. voids
- Materials on the new addition are either matching existing or contrasting but compatible
- The portion of the addition that has a sloped roof has a pitch to match existing main roof
- Distinguishing historic qualities and features of the house are to remain in place with the exception of the removal of two rear-yard-facing windows where the new addition will connect
- Deteriorated features will be repaired in kind where required (e.g. front stoop stairs)
- Massing and detailing of addition is in conformance with The Secretary of the Interior's *Standards for Rehabilitation*.



1 NORTH ELEVATION
Scale: N.T.S.



2 NORTH WEST ELEVATION
Scale: N.T.S.



3 SOUTH WEST ELEVATION
Scale: N.T.S.



4 SOUTH WEST ELEVATION
Scale: N.T.S.



5 SOUTH ELEVATION
Scale: N.T.S.



6 SOUTH EAST ELEVATION
Scale: N.T.S.



7 NORTH EAST ELEVATION
Scale: N.T.S.



8 NORTH EAST ELEVATION
Scale: N.T.S.



9 NORTH WEST ELEVATION
Scale: N.T.S.

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
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ADDITION & RENOVATION FOR:

NANKIN
200 VINE AVENUE
HIGHLAND PARK, ILLINOIS

**SCHEMATIC
NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.17.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	09.14.16	CLIENT REVIEW
GMC	09.14.16	CLIENT REVIEW
GMC	09.13.16	CLIENT REVIEW

EXISTING EXTERIOR PHOTOS

Scale: AS NOTED
Issue Date: SEE ABOVE
Drawn By: GMC
Project Number: 2016-0010 NANKIN



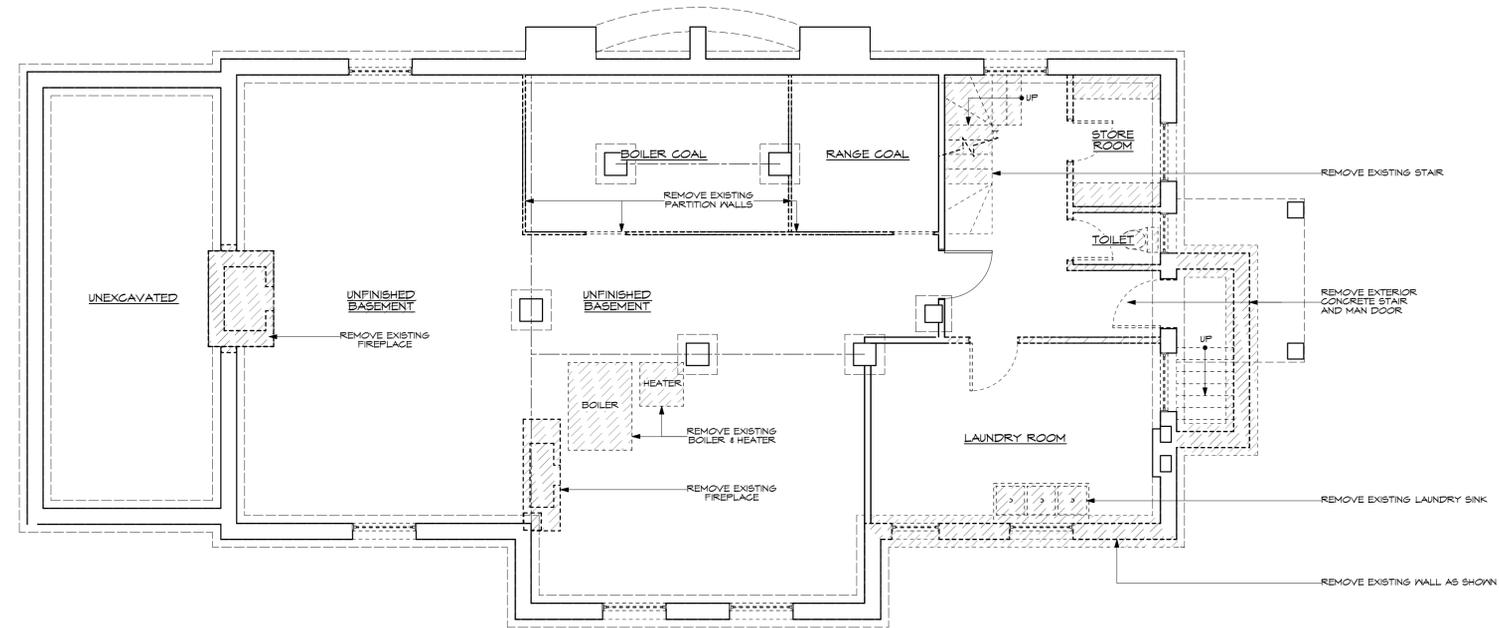
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WALL/PLAN KEY:
 - - - - - EXISTING WALL TO BE DEMOLISHED
 - - - - - EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) REMOVE WINDOWS THROUGHOUT
 2) REMOVE EXISTING HVAC EQUIPMENT
 3) REMOVE PLUMBING FIXTURES THROUGHOUT



1 BASEMENT/FOUNDATION DEMO PLAN
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.19.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.19.16	CLIENT REVIEW

Drawing Title
**FOUNDATION/
 BASMENT
 DEMOLITION PLAN**

Scale
 AS NOTED



Issue Date
 SEE ABOVE

Drawn By
 GMC

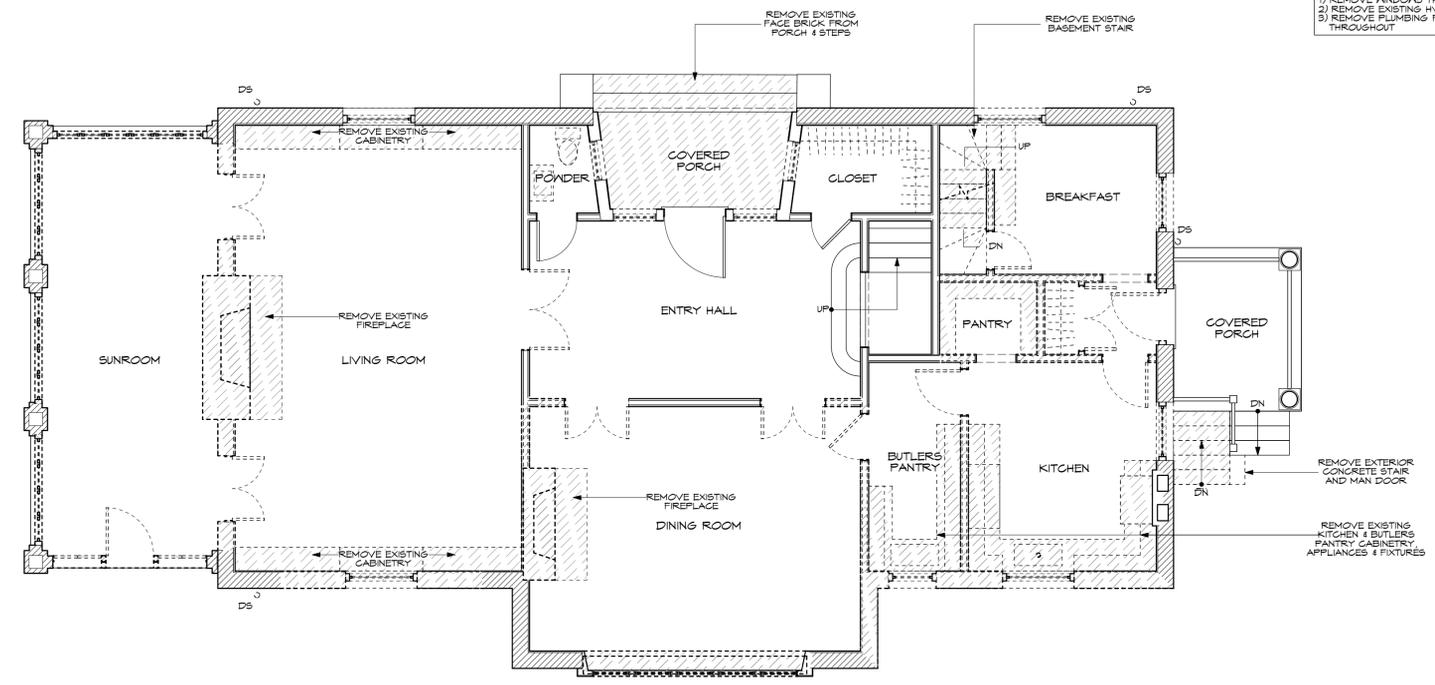
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 2016-0010
 NANKIN

Drawing Number
D200

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
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WALL/PLAN KEY:
 - - - - - EXISTING WALL TO BE DEMOLISHED
 - - - - - EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) REMOVE WINDOWS THROUGHOUT
 2) REMOVE EXISTING HVAC EQUIPMENT
 3) REMOVE EXISTING PLUMBING FIXTURES THROUGHOUT



1 FIRST FLOOR DEMO PLAN
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.19.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.13.16	CLIENT REVIEW

Drawing Title
**FIRST FLOOR
 DEMOLITION PLAN**

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

Project Number
 2016-0010
 NANKIN

Drawing Number
D201

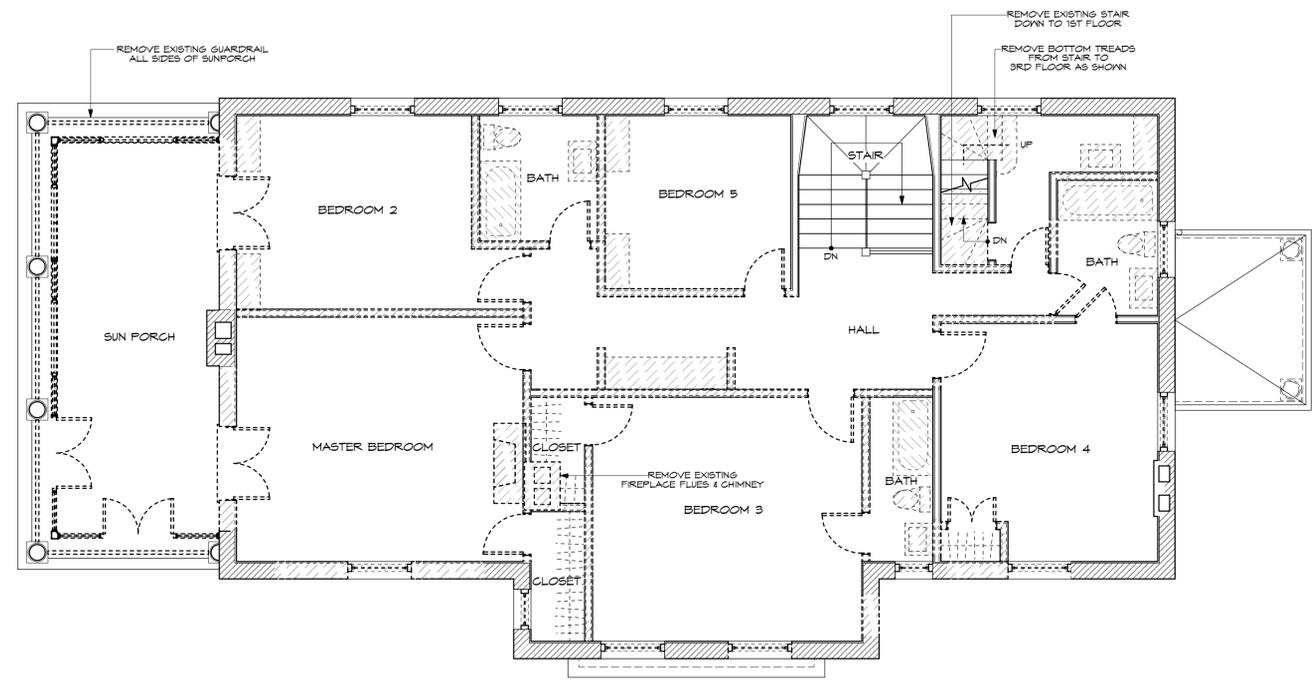
The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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WALL/PLAN KEY:
 - - - - - EXISTING WALL TO BE DEMOLISHED
 - - - - - EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) REMOVE WINDOWS THROUGHOUT
 2) REMOVE EXISTING HVAC EQUIPMENT
 3) REMOVE PLUMBING FIXTURES THROUGHOUT



1 SECOND FLOOR DEMO PLAN
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.19.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.13.16	CLIENT REVIEW

Drawing Title
EXISTING SECOND FLOOR PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

Project Number
 2016-0010
 NANKIN



Drawing Number
D202

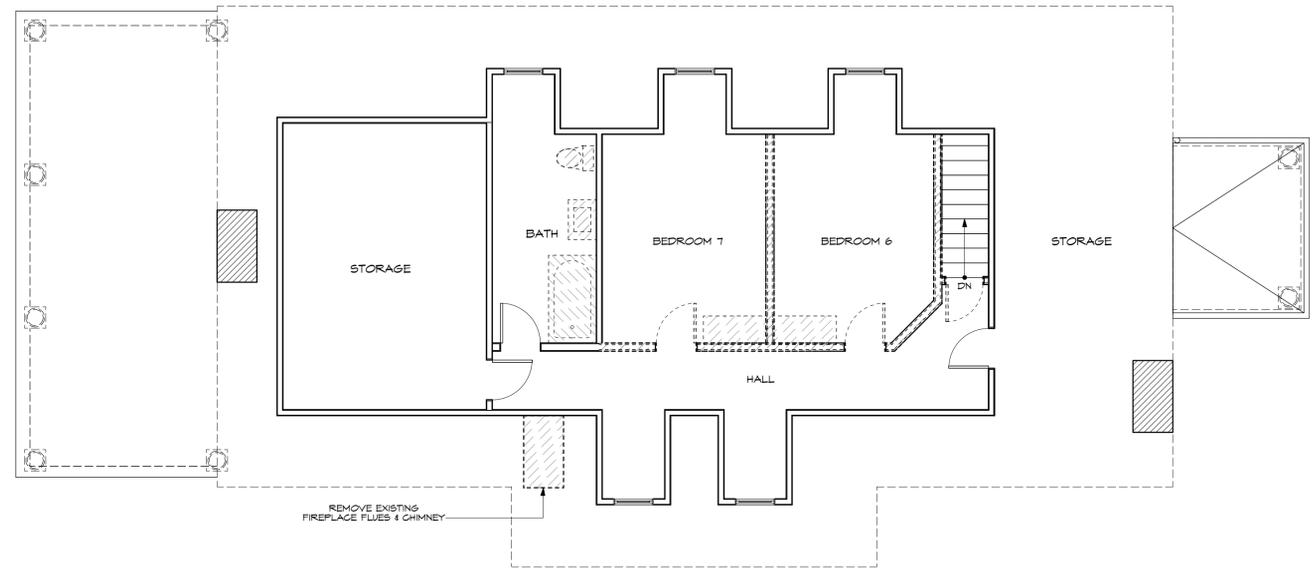
The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.

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WALL/PLAN KEY:
 - - - - - EXISTING WALL TO BE DEMOLISHED
 ——— EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) REMOVE WINDOWS THROUGHOUT
 2) REMOVE EXISTING HVAC EQUIPMENT
 3) REMOVE PLUMBING FIXTURES THROUGHOUT



1 **THIRD FLOOR DEMO PLAN**
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.19.16	CLIENT REVIEW
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GMC	04.19.16	CLIENT REVIEW

Drawing Title
EXISTING THIRD FLOOR PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

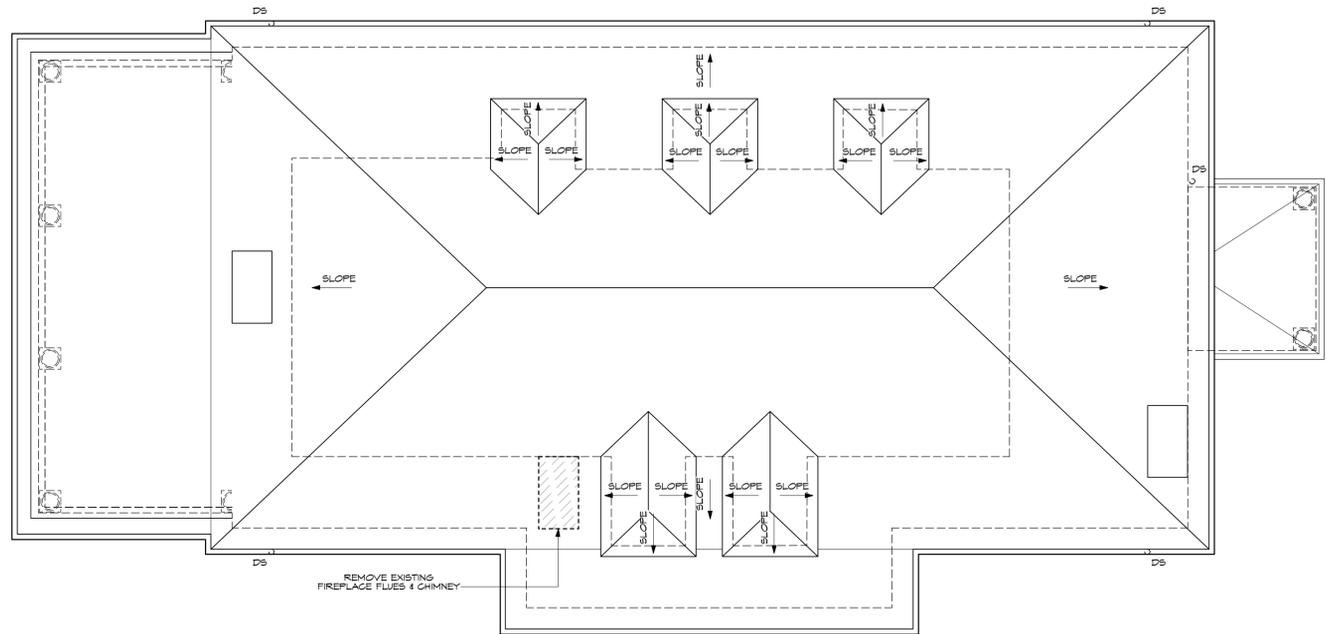
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Project Number
 2016-0010
 NANKIN



Drawing Number
D203

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
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1 **ROOF DEMO PLAN**
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.23.16	HPC REVISED SUBMITTAL
GMC	11.17.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	09.19.16	CLIENT REVIEW
GMC	09.14.16	CLIENT REVIEW
GMC	09.13.16	CLIENT REVIEW

Drawing Title
**EXISTING ROOF
 PLAN**

Scale
 AS NOTED

Issue Date
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Drawn By
 GMC

Project Number
 2016-0910
 NANKIN

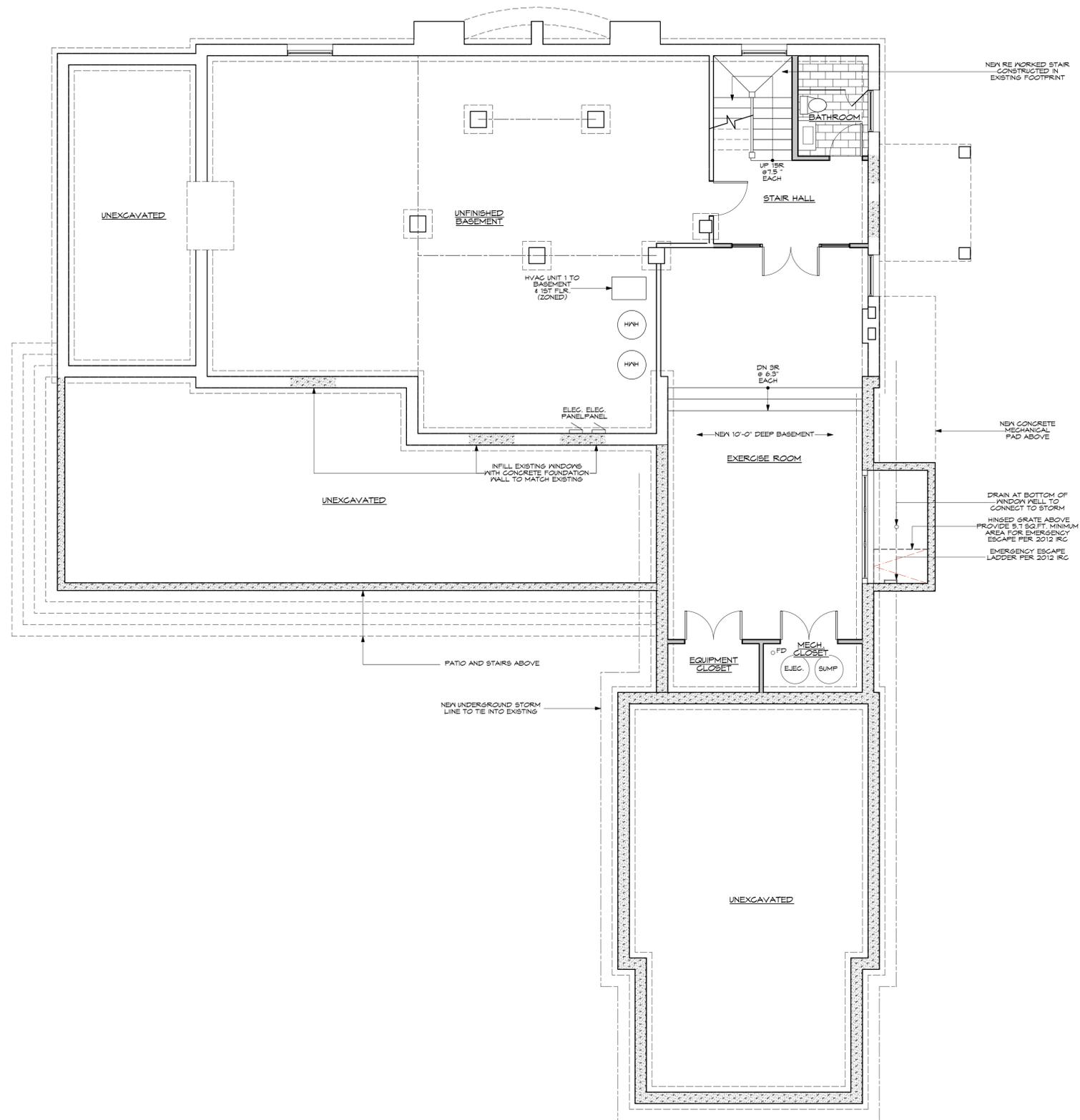


Drawing Number
D204

WALL/PLAN KEY:

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) NEW CLAD REPLACEMENT WINDOWS
 ASSEMBLED DIVIDED LITES
 THROUGHOUT U.O.



1 BASEMENT/FOUNDATION PLAN
 Scale: 3/16" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
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ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	09.19.16	CLIENT REVIEW
GMC	09.14.16	CLIENT REVIEW
GMC	09.13.16	CLIENT REVIEW

**FOUNDATION/
 BASEMENT PLAN**

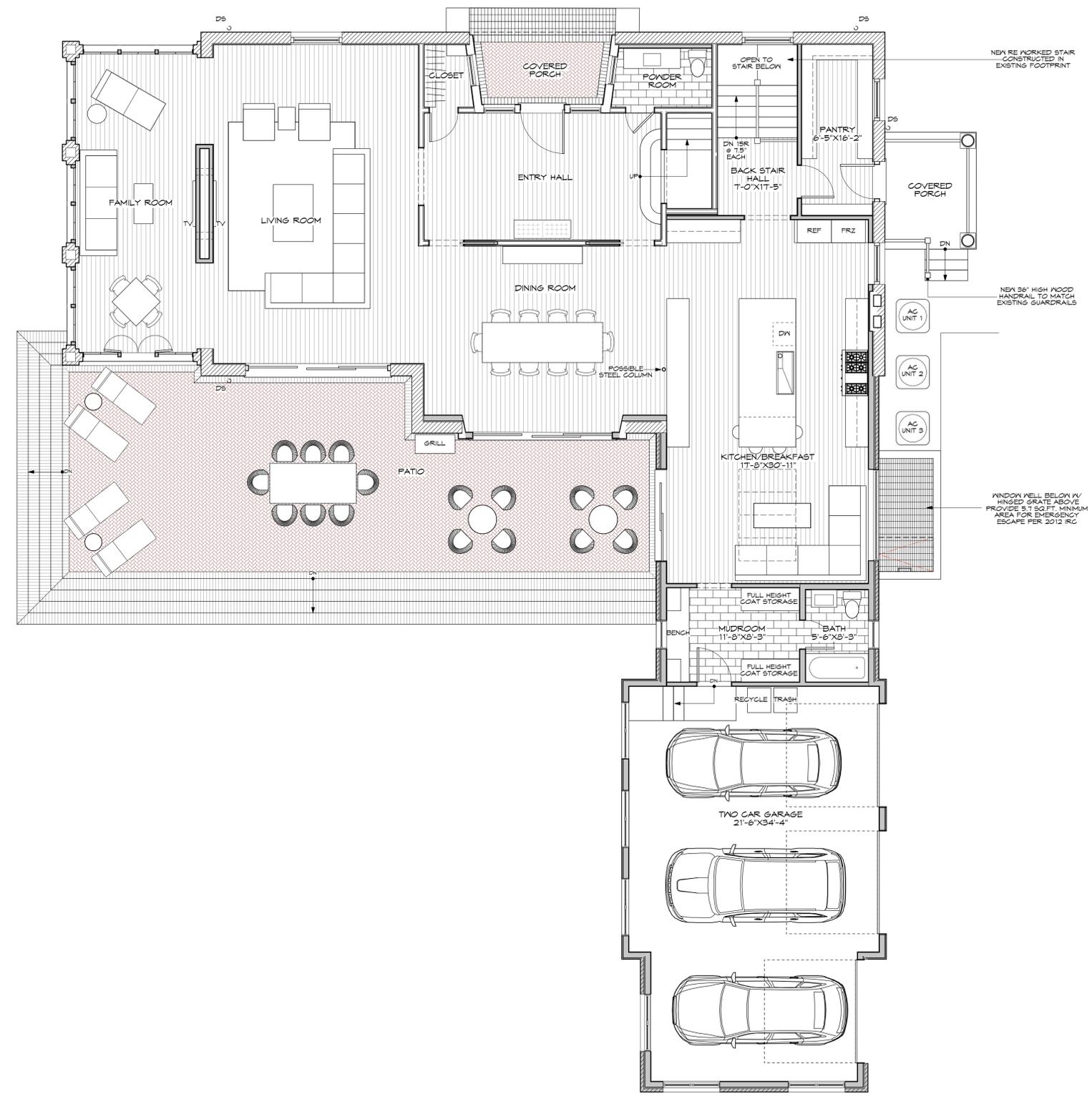
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 Issue Date: SEE ABOVE
 Drawn By: GMC
 Project Number: 2016-0010
 NANKIN

Drawing Number: **A200**

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
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WALL/PLAN KEY:
 [Hatched Line] NEW WALL CONSTRUCTION
 [Solid Line] EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) NEW CLAD REPLACEMENT WINDOWS W/ SIMILATED DIVIDED LITES THROUGHOUT U.O.



1 FIRST FLOOR PLAN
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HFC REVISED SUBMITTAL
GMC	11.11.16	HFC SUBMITTAL
GMC	11.14.16	HFC CHECK SET
GMC	04.19.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.13.16	CLIENT REVIEW

Drawing Title
FIRST FLOOR PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

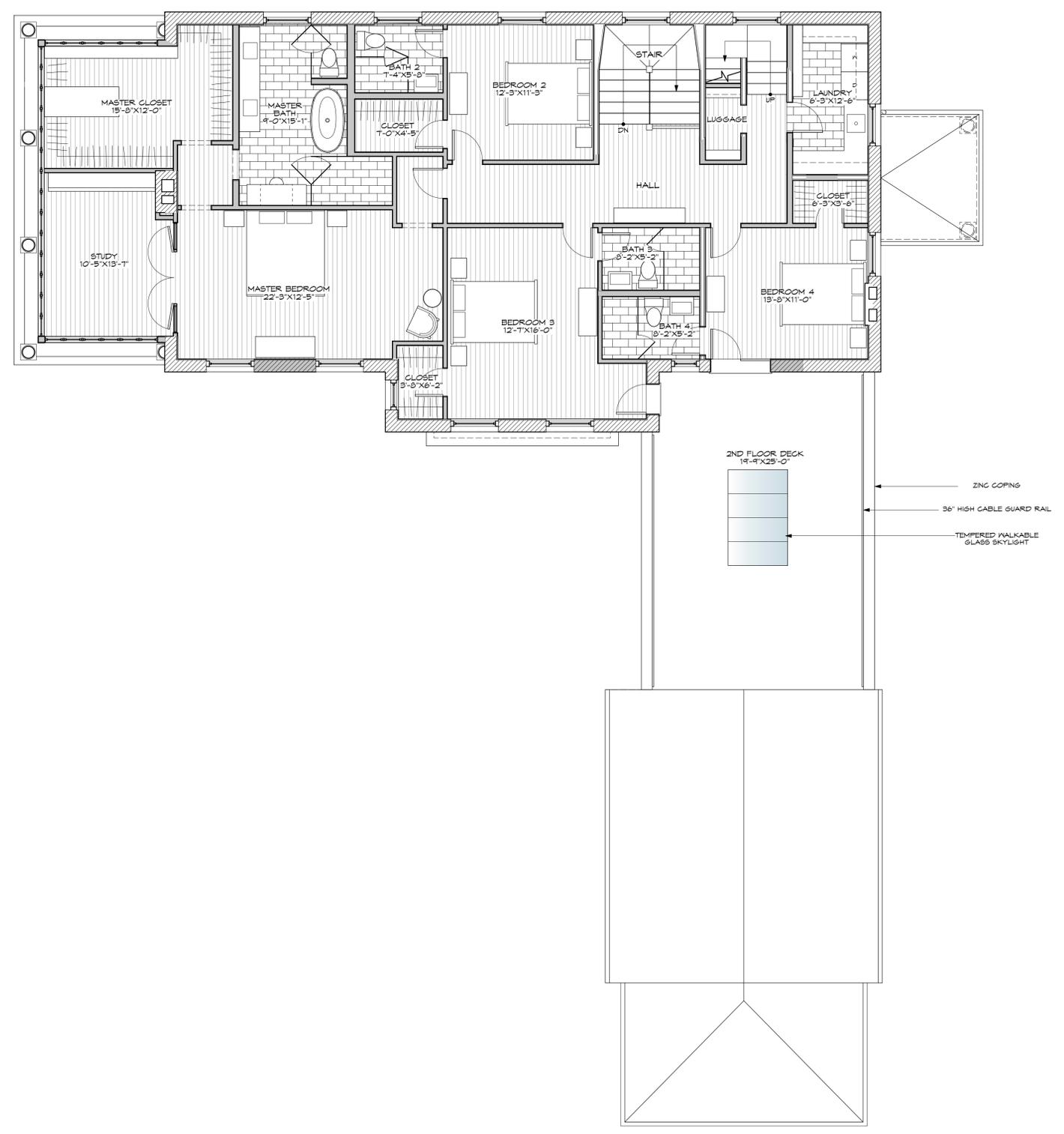
Project Number
 2016-0010
 NANKIN

Drawing Number
A201

WALL/PLAN KEY:

	NEW WALL CONSTRUCTION
	EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) NEW GLAZ. REPLACEMENT WINDOWS AND INSULATED DIVIDED LITES THROUGHOUT U.O.



1 SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
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ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues

By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.19.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.13.16	CLIENT REVIEW

Drawing Title
SECOND FLOOR PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

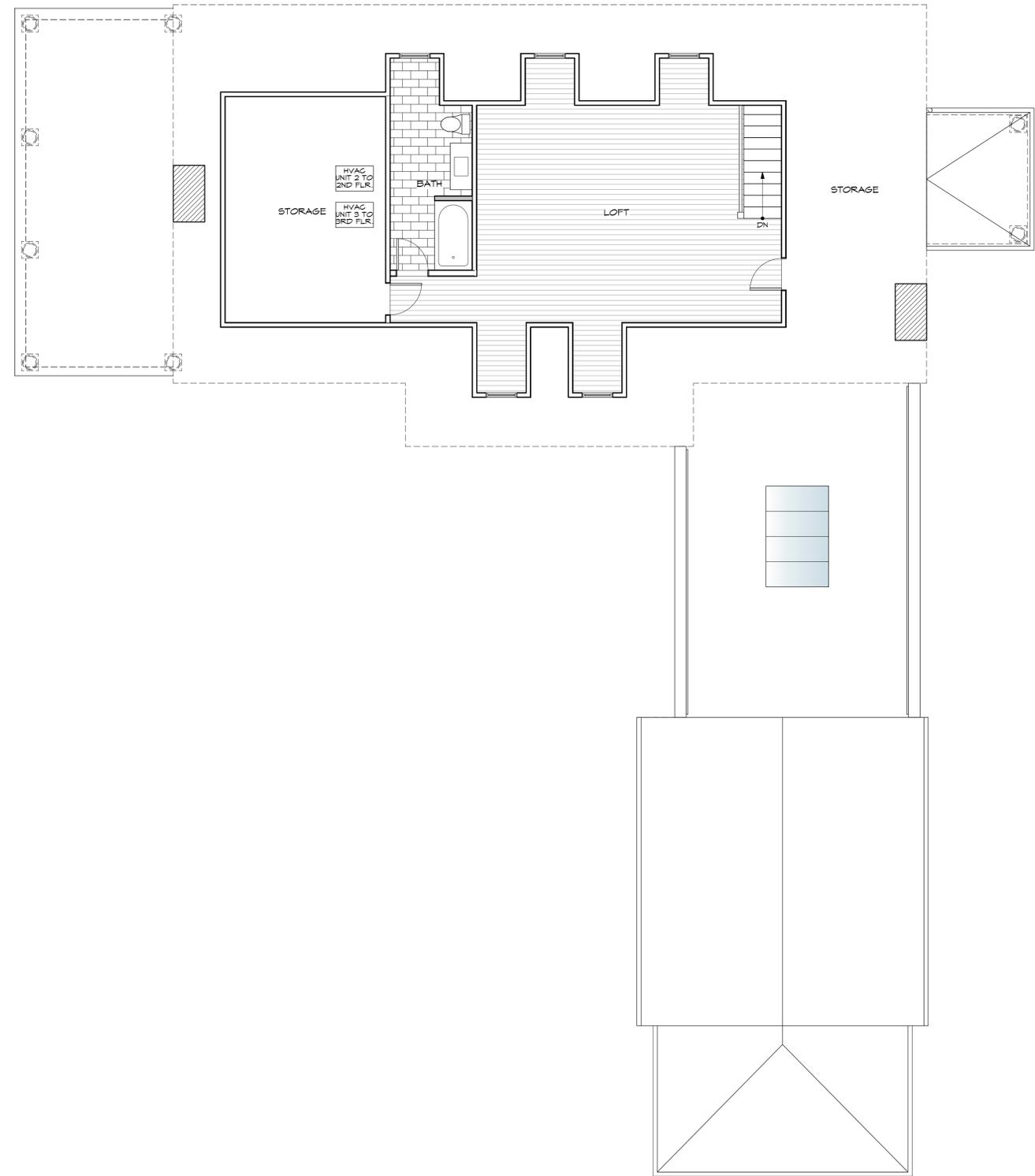
Project Number
 2016-0010
 NANKIN

Drawing Number
A202

WALL/PLAN KEY:

	NEW WALL CONSTRUCTION
	EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) NEW GLAZ. REPLACEMENT WINDOWS INSULATED DIVIDED LITES THROUGHOUT U.O.



1 THIRD FLOOR PLAN
 Scale: 3/16" = 1'-0"

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ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues

By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	09.19.16	CLIENT REVIEW
GMC	09.14.16	CLIENT REVIEW
GMC	09.13.16	CLIENT REVIEW

Drawing Title
THIRD FLOOR PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

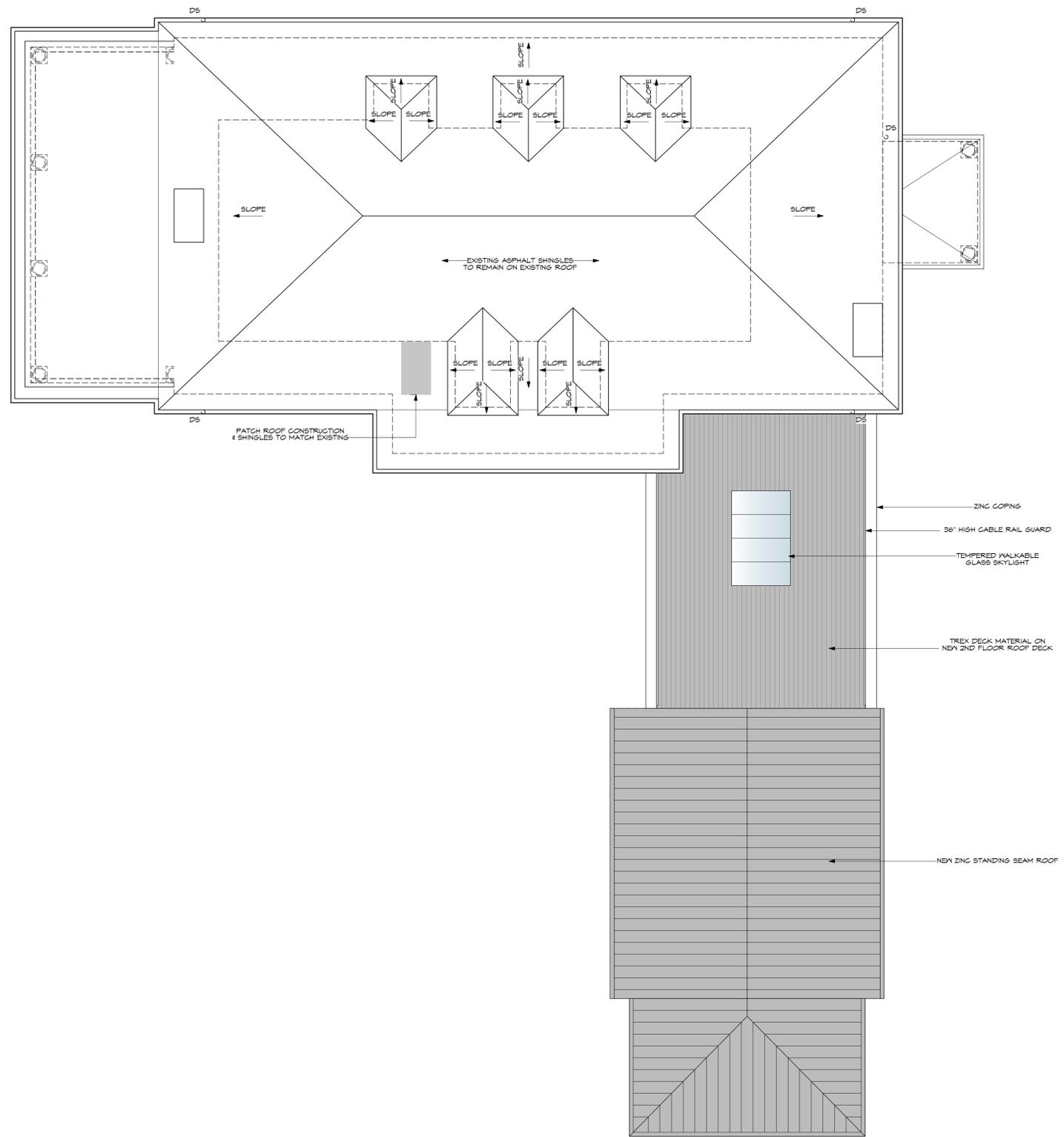
Project Number
 2016-0010
 NANKIN



Drawing Number
A203

WALL/PLAN KEY:	
	NEW WALL CONSTRUCTION
	EXISTING WALL TO REMAIN

GENERAL NOTE:
 1) NEW GLAZ. REPLACEMENT WINDOWS INSULATED DIVIDED LITES THROUGHOUT U.O.



1 ROOF PLAN
 Scale: 3/16" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
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ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.19.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.13.16	CLIENT REVIEW

Drawing Title
ROOF PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

Project Number
 2016-0010
 NANKIN

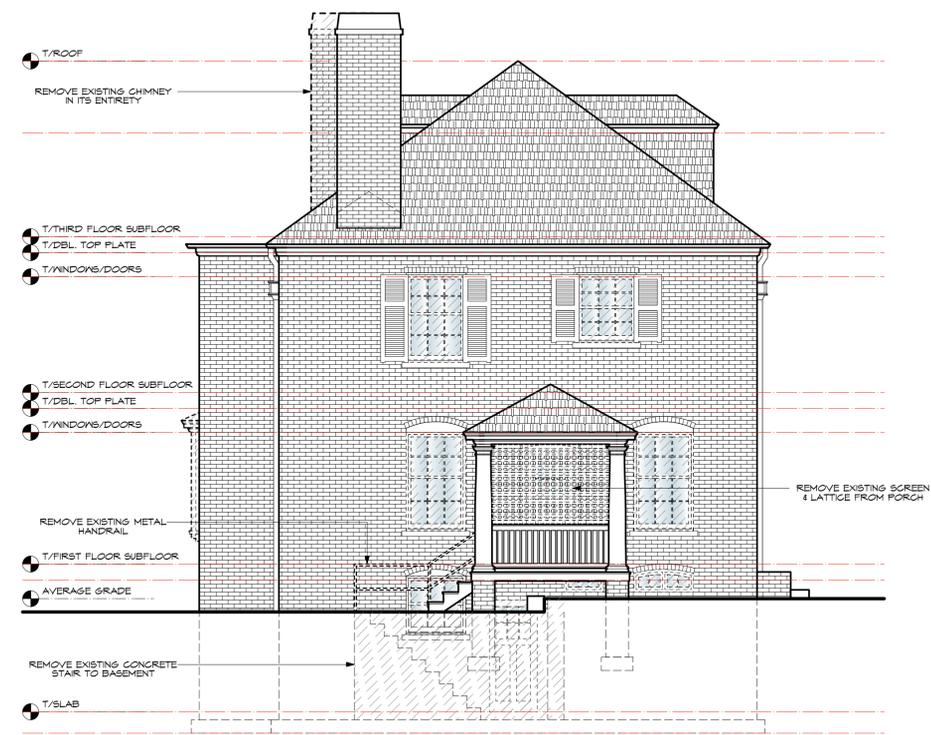


Drawing Number
A204

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of future, equipment and roughing, and for the coordination of all trades.
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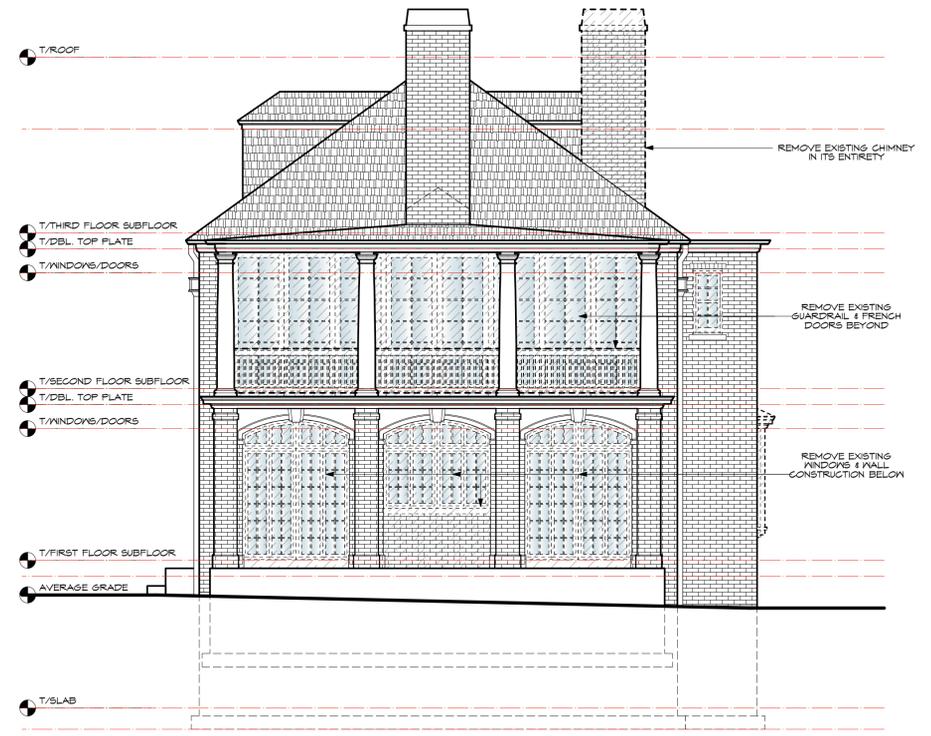
1 EXISTING NORTH ELEVATION
 Scale: 3/16" = 1'-0"



2 EXISTING EAST ELEVATION
 Scale: 3/16" = 1'-0"



3 EXISTING SOUTH ELEVATION
 Scale: 3/16" = 1'-0"



3 EXISTING WEST ELEVATION
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.17.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	04.14.16	CLIENT REVIEW
GMC	04.14.16	CLIENT REVIEW
GMC	04.13.16	CLIENT REVIEW

**DEMOLITION
 ELEVATIONS**

Scale:
 AS NOTED
 Issue Date:
 SEE ABOVE
 Drawn By:
 GMC
 Project Number:
 2016-0010
 NANKIN

Drawing Number:
D300

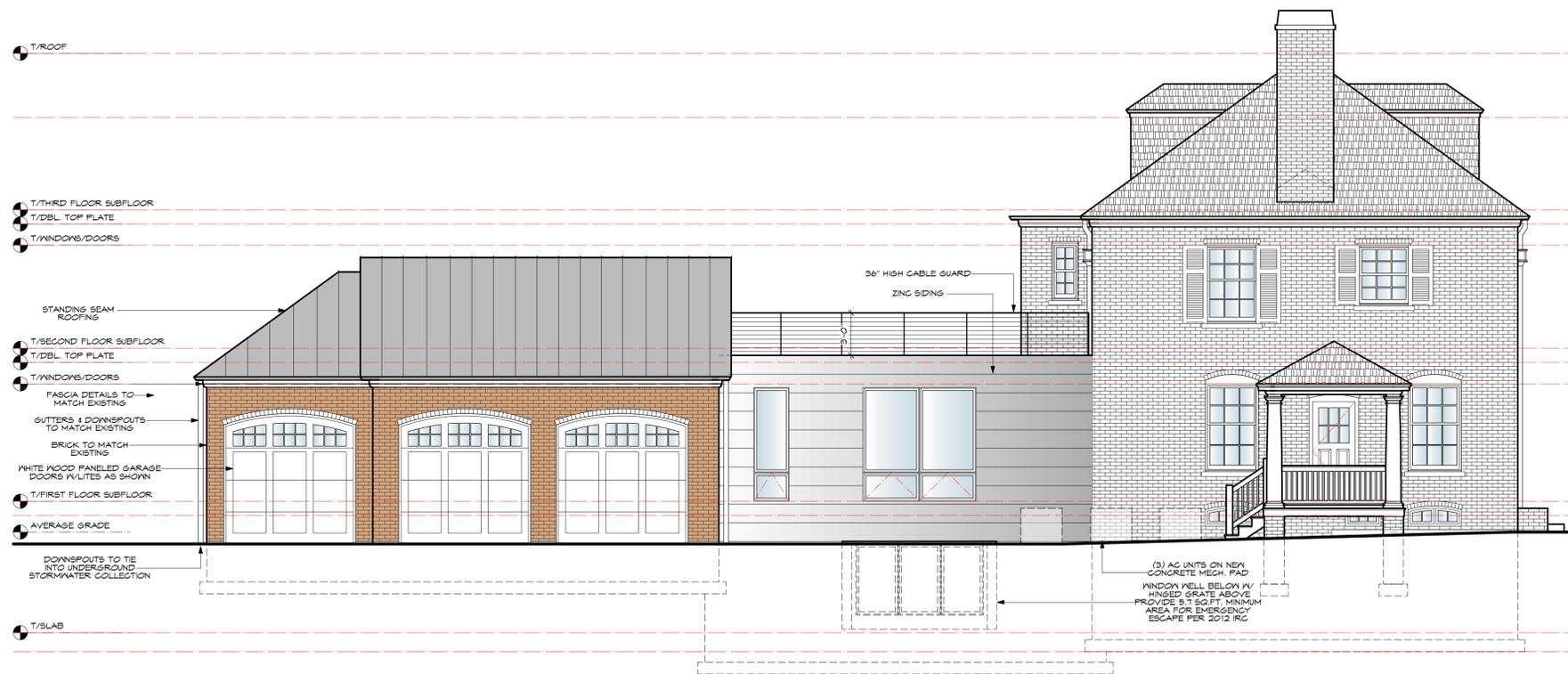
The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.

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1 NORTH ELEVATION
 Scale: 3/16" = 1'-0"



2 EAST ELEVATION
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

**SCHEMATIC
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
GMC	11.28.16	HFC REVISED SUBMITTAL
GMC	11.11.16	HFC SUBMITTAL
GMC	11.14.16	HFC CHECK SET
GMC	09.19.16	CLIENT REVIEW
GMC	09.14.16	CLIENT REVIEW
GMC	09.13.16	CLIENT REVIEW

Drawing Title
EXTERIOR ELEVATIONS

Scale
 AS NOTED

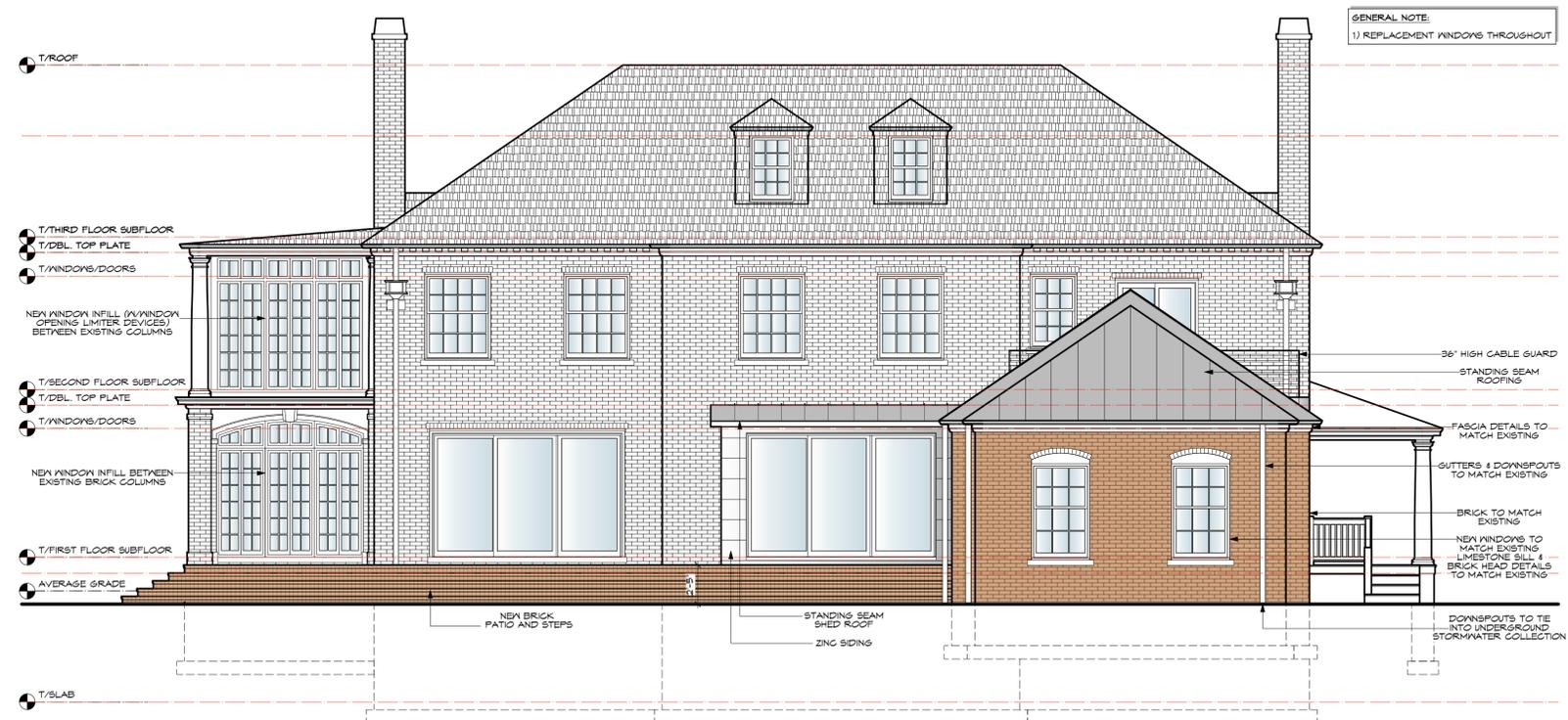
Issue Date
 SEE ABOVE

Drawn By
 GMC

Project Number
 2016-0910
 NANKIN

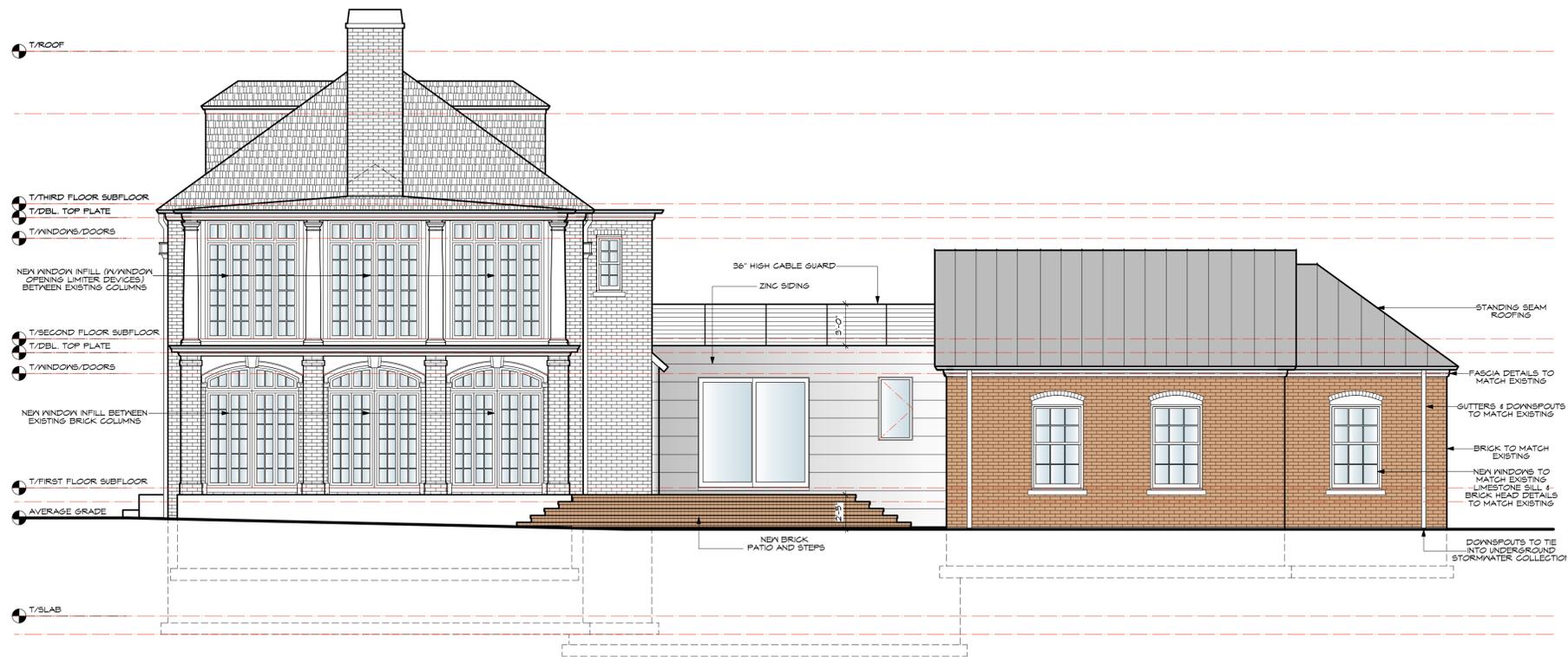
Drawing Number
A300

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
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GENERAL NOTE:
 1) REPLACEMENT WINDOWS THROUGHOUT

1 SOUTH ELEVATION
 Scale: 3/16" = 1'-0"



2 WEST ELEVATION
 Scale: 3/16" = 1'-0"

ADDITION & RENOVATION FOR:

NANKIN
 200 VINE AVENUE
 HIGHLAND PARK, ILLINOIS

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By	Date	For
GMC	11.28.16	HPC REVISED SUBMITTAL
GMC	11.11.16	HPC SUBMITTAL
GMC	11.14.16	HPC CHECK SET
GMC	09.19.16	CLIENT REVIEW
GMC	09.14.16	CLIENT REVIEW
GMC	09.13.16	CLIENT REVIEW

Drawing Title
EXTERIOR ELEVATIONS

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 GMC

Project Number
 2016-0910
 NANKIN

Drawing Number

A301



200 Vine Avenue

“Villa Ensor”

Built:

Exterior Alterations:

Architect:

Howard Van Doren Shaw

Architectural Style:

Georgian Revival

Original Owner:

Unknown

Subsequent Owners:

M. Marder, 1963

Monte Meldman and Sue Meldman, 1969

(Information collected from
building permit archives)

Designed in 1908, Jens Jensen did a landscape plan in 1909 – the front entry urns may be from original plans. Although Georgian Revival in appearance, Arts and Crafts features include the use of rough clinker brick, and a broad arched entryway with details of varying periods – a Tudor coffered ceiling, the architect’s signature baroque fruit plaster swag around entry window, classic obelisk detail, and an amusing “vine” motif nodding to the street name on the keystone over the entry arch. A Howard Van Doren Shaw society was incorporated in 1997. The board includes architect’s granddaughter Alice Ryerson Hayes and great granddaughter-in-law Susan Dart McCutcheon, architect John Vinci, Lake Forest College archivist Arthur Miller, and the owner of the house since 1969. The house was published in Marion White’s *Second Book of the North Shore*. (Also see p. 68 *Highland Park: American Suburb at its Best*. The cover drawing is the entryway. The lattice side panels reading “garden” are on the house drawings – owner has copy. Originals not yet found.



200 Vine Avenue (Accessory Building)